



**1408 29 Avenue
Coaldale, Alberta**

MLS # A2199064



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,256 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.40 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: electric fireplace in living-room

Stunning 6-Bedroom Family Home with Spacious Yard and Modern Amenities This impressive property, situated on nearly half an acre, offers the perfect blend of comfort, style, and functionality for your growing family. Boasting 6 spacious bedrooms and 3 full bathrooms, this home is thoughtfully designed to meet all your needs. The master suite is a true retreat, featuring an ensuite bathroom, a large walk-in closet, and convenient laundry facilities just a few steps up from the main floor. The open-concept main floor includes 2 generously-sized bedrooms, a bright and inviting living room, and a dining area that seamlessly flows onto a large back deck, perfect for entertaining or relaxing. The well-designed kitchen offers ample space for meal preparation and storage, making it a joy to cook and entertain. The fully finished basement offers 3 more substantial sized bedrooms, a large family room, additional laundry, and direct access to the attached 2-car garage. A spacious bonus room is situated just above the master bedroom, providing extra flexibility for your needs—whether it be a home office, playroom, or hobby space. Outside, the beautifully landscaped yard offers both tranquility and space to play, with RV parking on the side of the house, plenty of parking at the front and additional parking in the attached garage. Located in a quiet cul-de-sac, this home is within easy reach of schools, parks, walking/biking paths, a ballpark, and shopping. Whether you're looking to relax in the spacious living areas or enjoy the expansive outdoor space, this home is ready to welcome you and your family!