



**2007A 21 Street
Coaldale, Alberta**

MLS # A2203996



\$307,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	738 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air

Floors: Carpet

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: All window coverings, fridge, stove, BI microwave, dishwasher, central air, shed, underground sprinklers in front yard.

Charming Half Duplex & Move-In Ready! Don't miss this adorable home! Thoughtfully designed, this half duplex boasts a spacious open-concept main floor, perfect for modern living. The stylish kitchen shines with updated countertops, backsplash, a newer dishwasher, a wrap-around island, a corner pantry, and a bright dining nook. Downstairs, you'll find a generous primary bedroom, two additional bedrooms, and a full bath—a great layout for families or guests. Step outside to a beautifully landscaped, fully fenced yard, complete with a movable shed and a huge east-facing deck—perfect for morning coffee or relaxing in the shade. Mature trees provide added privacy and a peaceful backyard retreat. Prime location! Conveniently close to shopping, schools, and more. This home won't last long—schedule your viewing today!