



**2120 10 Street
Coaldale, Alberta**

MLS # A2204616



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,125 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, 2 basement speakers

YOU will love this sun-soaked, open, and beautifully updated home which offers a perfect blend of comfort and convenience. Ideally located near schools, playgrounds, parks, the canal, and the Coaldale hospital, this home has been thoughtfully upgraded over the years. As you step inside, you're greeted by a stunning new modern railing, adding a contemporary touch to the entryway. With five bedrooms and 2.5 bathrooms, including a private ensuite, there's plenty of space for the whole family. The cozy gas fireplace in the family room creates a warm and inviting atmosphere, enhanced by built-in speakers for added enjoyment. Step outside to your tiered deck and hot tub area, perfect for outdoor entertaining and relaxation. Recent updates include newer windows, roof, water tank, kitchen countertops, backsplash, and modern vinyl plank flooring, along with fresh basement carpeting, wainscoting, trim, and paint throughout. Additional features such as air conditioning and a garburator add to the comfort and convenience of this bright and cheerful home. This is one you don't want to miss!