



**1423 20 Street**  
**Coaldale, Alberta**

**MLS # A2207449**



**\$445,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Separate Entrance		

**Inclusions:** Garage heater

With just shy of 11,000 sq/ft, this lot offers you a spacious yard, super sized detached garage and enough parking for all your guests to park off-street! This home has been lovingly renovated and upgraded in the past few years, with over \$65,000 spent on features such as a new sunroom, garage heater, toilets, carpet, EV charging (220V), soffit, fascia, gutters, paint, fencing, concrete pad and SO much more! This bi-level home offers a bright main floor with 2 living areas thanks to the 4 season sunroom, dining area and cozy kitchen with stainless steel appliances. There's 2 bedrooms up that share a 4 piece bathroom to round out the main floor. The basement is a walk-out from the secondary sun room, 2 more bedrooms, 3 piece bathroom, laundry room, private family room and plentiful storage space. The detached garage measures 30'6" x 21'5" and is heated with EV charging. The yard has a newly installed fence, spacious garden areas and a patio to enjoy this summer!