



GRASSROOTS
REALTY GROUP

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2804 23 Street
Coaldale, Alberta

MLS # A2208480



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,659 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Gated, Heated Garage		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RES1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, central air, outdoor kitchen, window coverings, garage heater

TREAT YOURSELF AND YOUR FAMILY! Welcome to 2804 23 Street in Coaldale, a magnificent BUNGALOW nestled in a warm, friendly neighborhood. This stunning home offers over 1650 sq ft on the main level, plus a fully developed lower level, providing plenty of space for everyone. Designed with all the "I wants" in mind, this home is perfectly situated on a generous 80 x 200' lot with ample parking and—best of all—no neighbors behind! The private yard backs directly onto the 15th hole of the beautiful Land O’ Lakes Golf & Country Club, offering incredible views and a peaceful setting. Step outside to discover a fully landscaped yard featuring a spacious patio area, outdoor kitchen, rear deck, and plenty of room to grow. It's the perfect space to spend time with family and friends, whether you're grilling, relaxing, or simply enjoying the view. The interior of the home boasts 5 bedrooms, 3 bathrooms, an open-concept design, with bright, airy spaces that flow effortlessly between the living room, dining area, and kitchen. It’s ideal for modern living and easy entertaining.