



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1984 Parkside Close
Coaldale, Alberta**

MLS # A2209274



\$474,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,215 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: fridge (As-is), stove, dishwasher, washer, dryer, a/c unit, garage door opener and 1 control, fridge downstairs

This spacious 1,200 sq. ft. bi-level home is a rare find—offering 5 bedrooms, 3 full bathrooms, and a double-attached garage in a truly unique Coaldale location. Built in 2007 by Destiny Homes, this fully developed property is directly adjacent to the Coaldale dog park and campground, providing a peaceful setting with only one direct neighbour and lane access on two sides. Inside, you’ll find an open layout with 3 bedrooms up and 2 more down, including a generous primary suite with a full 3-piece ensuite. The heart of the home features warm Adora cabinetry, bright and open living areas including a spacious lower-level family room—perfect for relaxing or entertaining. The basement also includes a large laundry room with plenty of extra storage. What really sets this property apart is the incredible parking flexibility—room for your vehicles, toys, RVs, or campers with ease. It’s a little like country living right in town! All appliances and central A/C are included in the asking price. With space, comfort, and location, this is a perfect fit for a growing family. Don’t miss out—call your Realtor? today!