



GRASSROOTS
REALTY GROUP

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2114 17 Avenue
Coaldale, Alberta

MLS # A2209544



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,272 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Underground Sprinklers		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Cement Fiber Board, Mixed, Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Central Vacuum, Quartz Counters

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	R-1A
Utilities:	-

Inclusions: Moveable shed

Immaculate 4-Level Split on a Corner Lot in Coaldale. Welcome to this beautifully updated, like-new 4-level split located on a quiet corner of a cul-de-sac in one of Coaldale's most desirable neighborhoods! With 4 bedrooms, a den and 3 full bathrooms, this home offers space, style, and functionality for the whole family. Step inside to find a bright and spacious main floor with custom features throughout. The dream kitchen is the heart of the home and packed with all of the extras — the timeless custom cabinetry includes features like, a spice rack, pull-out pantry drawers, built-in utensil organizers, pull-out garbage bin, the list goes on. Defined yet connected, the main living room offers separation from the kitchen and dining space without sacrificing the open-concept layout. Upstairs, the primary bedroom features a full ensuite, while two additional bedrooms and a full bath complete the upper level. Downstairs, below the main level, there is a full bath, laundry room, office area with a walkout, and a large family room. The fourth level (the basement) is where you'll find the 4th bedroom and den — perfect for guests, a home office, or teens needing their own space. Other highlights include a single attached garage, alley access, a small deck for BBQing just off the kitchen, a lower patio on the east side to catch that morning sun, and a generous yard for family fun and green thumbs alike. It's just a short walk to the new Prairie Winds High School and the Shift Community Recreation Centre. Don't miss your chance to own this well-kept, feature-packed home in a fantastic community — everything you need is right here. Book your showing today with your favorite Realtor©!