



**GRASSROOTS**  
REALTY GROUP

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

**1969 Parkside Boulevard  
Coaldale, Alberta**

**MLS # A2210437**



**\$445,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,544 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gazebo, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Gazebo, shed

This well-maintained home is full of smart updates and thoughtful features—perfect for families or anyone looking for move-in-ready comfort in a great community. Inside, you’ll find all new appliances (2019), new countertops and sink, fresh paint, and modern light fixtures throughout. The kitchen is both functional and attractive, with a hidden garbage system, sink shredder, and pantry for extra storage. The second level features three bedrooms and a 3-piece bathroom, while the third level includes a cozy family room and laundry area with a washer and dryer from 2019. Need more space? The fourth level offers a huge additional bedroom, ideal for guests, a home office, or a private retreat. Step outside to enjoy a spacious deck with natural gas hookup, a gazebo for shaded relaxation, a 22' x 20' heated double detached garage, and a shed for extra storage. The underground sprinkler system makes yard maintenance a breeze. All of this is located near the dog park, bike park, hiking trails, playgrounds, schools, and the many amenities of charming Coaldale. This is a home that checks all the boxes—don’t miss your chance to make it yours!