



GRASSROOTS
REALTY GROUP

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

**1953 Parkside Green
Coaldale, Alberta**

MLS # A2210626



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,110 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Treed, Un		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer and Dryer, All window coverings including curtains, rods, and blinds, Underground Sprinklers, Air Conditioning, Garage Door remote, heater in garage, Bar Fridge and Wine Fridge, Wine Shelf in Bar area, Surround Sound in basement, Buyer to accept RPR and Letter of Compliance dated 2021

Welcome to 1953 Parkside Green, a stunning corner lot in Coaldale that boasts immense street appeal and is just a short walk from the dog park. This fully developed bi-level home offers just under 1,150 square feet of living space and was built in 2012. It features four bedrooms and three bathrooms. Upon entering, you'll be greeted by beautiful vaulted ceilings, laminate flooring, iron spindles, and an abundance of built-in cabinets and closet storage throughout the kitchen. The kitchen itself has received several lovely updates, including new countertops, a stylish backsplash, an undermount sink with a modern faucet, and stainless steel appliances. There are two bedrooms conveniently located on the main floor. The main bedroom showcases a charming wooden niche feature, while the main bathroom is equipped with a five-foot tub and shower. The primary bedroom includes a walk-in closet and an ensuite bathroom featuring a five-foot shower and plenty of storage space. The spacious bi-level basement is flooded with natural light thanks to its large windows and features a corner stone gas fireplace, creating a cozy atmosphere. It also includes a delightful bar area complete with a beer and wine fridge, a sink, extra decorative storage and surround sound. . This home offers roughed-in laundry hookups on the main floor as well as in the basement. The backyard features an enlarged composite deck with a privacy obscured glass wall and a gas line for barbecuing or fire pit. You'll find mature trees, a fire pit area, and underground sprinklers, perfect for outdoor entertaining. Completing this property is a double car garage equipped with a heater and built-in storage. Coaldale is an desirable small community offering wonderful new amenities that make it an ideal place to plant your roots! Don't miss your chance to own this beautiful property!

Copyright (c) 2025 . Listing data courtesy of RE/MAX REAL ESTATE - LETHBRIDGE. Information is believed to be reliable but not guaranteed.