



GRASSROOTS
REALTY GROUP

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**1963 parkside Boulevard
Coaldale, Alberta**

MLS # A2210986



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,478 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Storage		

Inclusions:	n/a
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Welcome to 1963 Parkside Blvd, Coaldale — where comfort meets lifestyle! This bright and beautiful 4 bed, 2 bath home offers over 1400 sq ft of above-ground living space that's perfect for family time, get togethers, and making everyday moments special! Step inside and you'll be greeted by tons of natural light, gorgeous hardwood floors, and upgraded fixtures that give the space a fresh, modern feel. Whether you're hosting game night, enjoying a quiet morning coffee, or setting up a cozy movie space — this home has you covered. Love the outdoors? You're going to be obsessed with the HUGE backyard — there's room to build your dream garage, a garden, or the ultimate hangout spot. Bonus: there's a separate entrance, making this home perfect if you're thinking about adding a suite for extra income or in-law space! And let's talk location — you're just minutes from Main Street, parks, restaurants, the off-leash dog park, skate park, and so much more! If you haven't considered the move to Coaldale — now's the time! Friendly community, awesome amenities, and homes like this one make it a total win. Don't miss your chance to make 1963 Parkside Blvd your next adventure!