



**1012 24 Avenue**  
**Coaldale, Alberta**

**MLS # A2293856**



**\$524,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1-A

**Utilities:** -

**Inclusions:** none

Welcome to 1012 24 Avenue in Coaldale &mdash; a well-maintained one-owner home located in a great neighbourhood close to schools, playgrounds, and walking/biking paths. This fully developed home offers a double attached garage. Inside, the bright living room is filled with natural light, creating a warm and welcoming space to gather. The main floor features two bedrooms, including the primary bedroom with a 3-piece ensuite, as well as a 4-piece main bathroom. The kitchen offers excellent functionality and includes a huge corner pantry, a built-in desk area, and a moveable island with a folding countertop for added workspace and flexibility. Downstairs, the fully finished basement features large windows, creating a bright and comfortable living space. You'll find a spacious family room with a cozy gas fireplace, two additional bedrooms, a 4-piece bathroom, and a large storage room. The laundry room includes cupboards and space for an additional fridge. The downstairs closet even includes a plug-in and space for a freezer. The exterior offers several great outdoor spaces, including two decks on either side of the home, with the east-facing deck perfect for morning sun. The landscaped backyard features two storage sheds, a cement pad, and a poured concrete patio ideal for a table and chairs, outdoor furniture, or a fire pit. A solid, well-cared-for home in a fantastic location &mdash; move-in ready and waiting for its next owners.