



2123 16 Avenue
Coaldale, Alberta

MLS # A2320251



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,307 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking, Single Garage D		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Fridge in laundry room, Washer/Dryer, Central AC, 2x Garage door openers and remotes, Hot tub and pillows, Treadmill and elliptical, Pool w/cover and solar panels, Fireplace wall unit in living room, Shop compressor, All window coverings, all bathroom cabinets, 4 x chairs at peninsula, Moen tub/shower faucet kit, Pergola over hot tub (not a permanent structure)

Fronting onto the Birds of Prey Sanctuary, 2123 16 Avenue in Coaldale offers a rare combination of privacy, functional space, and an incredible yard setup complete with RV parking, a heated double attached garage, and a heated single detached garage/shop. The main floor features a bright, functional layout with large bay window over-looking the Birds of Prey. The kitchen has been refreshed with updated countertops, cabinet hardware, pantry space, and newer appliances including the fridge, stove, and dishwasher. The spacious living room includes the entertainment unit, which will stay with the home. Upstairs offers 2 bedrooms and 1.5 bathrooms, including a primary bedroom with a renovated ensuite featuring an updated vanity and roughed in plumbing for a future shower. The basement adds another 2 bedrooms, a beautifully renovated 3-piece bathroom, and a cozy family room highlighted by a gas fireplace — the perfect space for relaxing or entertaining. A basement fridge is also included. Outside, the property truly shines. The yard is beautifully maintained with newer front landscaping, underground sprinklers, a gas BBQ hookup, dry storage under the deck, and temporary posts already in place for a dog run. The heated detached garage/shop is packed with value, with the compressor, metal shelving and cabinets, and wood workbenchall staying with the property. Additional updates include: new vinyl plank flooring through the home, fully repainted, newer roof and windows, newer shut-off valves throughout, central AC, and central vac with attachments. A well-cared-for property in a unique setting with outstanding garage space, parking, and views.