



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1504 B 19 Avenue
Coaldale, Alberta

MLS # A2323927



\$450,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,520 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this stunning half duplex nestled in the vibrant community of Coaldale, AB. Boasting three bedrooms and two bathrooms upstairs, along with a convenient half bathroom on the main floor, this home offers ample space for comfortable living. Enjoy the convenience of main floor laundry, making household tasks a breeze. The kitchen is a chef's delight with abundant cabinet space, perfect for storing all your culinary essentials. Step into the walk-out basement where you'll discover an additional bedroom and full bath, along with a second laundry room, providing flexibility and convenience for multi-generational living or hosting guests. With its desirable location and thoughtful layout, this property offers the perfect blend of functionality and comfort. Don't miss out on the opportunity to make this beautiful home yours!