



**1110 25 Avenue  
Coaldale, Alberta**

**MLS # A2324092**



**\$469,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows		

**Inclusions:** 2 fridges, 1 stove, 1 washer, 1 dryer, 1 Dishwasher, Central A/C, Garage door opener and 1 control

Incredible investment or multi-generational opportunity in Coaldale! This meticulously kept bilevel offers the perfect setup to live upstairs and generate revenue below. The bright and airy main level features an open living area, a functional kitchen, and a dining room with direct access to a great covered deck. Two comfortable bedrooms round out the main floor, including a primary bedroom complete with a convenient 2-piece ensuite, alongside a 4-piece bathroom. The fully developed walk-up basement hosts a self-contained 2-bedroom illegal suite. This lower level boasts a large living space, a great sized kitchen, 4-piece bathroom, and separate in-suite laundry. With a completely independent walk-out entrance, lots of parking in the front and a single attached garage, parking is a breeze. Step outside to a beautifully landscaped yard featuring a brick patio, a new cedar fence, and a garden space. The location of this property cant be beat. It's within a short walk to Jennie Emery Elementary School, Coaldale Health Centre, Quads sport fields, bike paths, parks and so much more! It even has an unobstructed southerly view. Don't miss out on this versatile property!