



**2016 14 Street
Coaldale, Alberta**

MLS # A2326751



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,255 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		
Inclusions:	N/A		

Completely rebuilt from the studs in 2016, this exceptional home offers quality craftsmanship, thoughtful upgrades, and peace of mind. The home was lifted to install a brand-new foundation, with structural steel beams added for superior strength and reinforcement. All major systems were replaced in 2016, including electrical, plumbing, ductwork, furnace, windows, and doors—all completed with permits. The city-side plumbing was also redone, and the home features a backflow valve, weeping tile, and sump pump for added protection. The main floor offers three spacious bedrooms, a full 4-piece bathroom, a separate kitchen, and a dedicated dining room, making it ideal for family living and entertaining. The inviting living room is centered around a cozy wood-burning stove, creating the perfect place to gather. The fully developed basement features a spacious primary retreat that stays naturally cool in the summer and warm in the winter. It includes his-and-hers closets and a generous 4-piece ensuite with a relaxing soaker tub. An additional bedroom, another full 4-piece bathroom, and flexible living space complete the lower level, bringing the home to a total of five bedrooms and three full bathrooms. Outside, you'll find a beautifully maintained backyard with mature fruit trees, productive vegetable gardens, and two storage sheds, including one dedicated to firewood. The oversized garage is a standout feature, offering durable tin siding, abundant parking, and plenty of room for tools, hobbies, and storage. Located just steps from R.I. Baker School and within easy reach of local amenities, this solidly built home has also been freshly painted from top to bottom. Move-in ready and waiting for a new family to make it their own.