



GRASSROOTS
REALTY GROUP

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2010 20 Street
Coaldale, Alberta

MLS # A2330044



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,630 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane		

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

Inclusions:	N/A
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Full of charm and character, this inviting Coaldale home offers a unique layout, functional living spaces, and endless potential. Step inside to find a welcoming main floor featuring an office just off the front entrance, a spacious living room, a bright kitchen and dining area, a comfortable bedroom, and a 4-piece bathroom. Upstairs, you'll find two additional bedrooms along with a second bathroom, providing plenty of room for family or guests. The unfinished walkout basement is a blank canvas, ready for your ideas—whether you're dreaming of extra living space, a home gym, hobby room, or workshop. One of the true highlights of this home is the sunroom just off the kitchen. It's the perfect place to relax with a morning coffee, entertain friends, or set up a patio set while enjoying the natural light. It's also an ideal space to get a head start on your garden long before the growing season begins. Connected to the sunroom is a heated workshop/garage, offering excellent space for projects, storage, or keeping your vehicle warm year-round. Located within walking distance of downtown Coaldale, you'll enjoy easy access to local shops, restaurants, and many great businesses. If you're looking for a home with character, flexibility, and plenty of opportunity to make it your own, this could be the one. Call your REALTOR® today to book your private showing!