



GRASSROOTS
REALTY GROUP

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2128 22 Street
Coaldale, Alberta

MLS # A2332740



\$338,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached, Triple Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Blinds

On a quiet street in Coaldale, this 1963 bungalow offers the perfect combination of space, functionality, and an incredible lot. With 3 bedrooms, an office, 2 full bathrooms, and two separate living areas, there's plenty of room for families, hobbyists, or anyone looking for extra space to spread out. The attached single garage provides everyday convenience, while the impressive 19' x 46' detached garage is a rare find—ideal for storing vehicles and toys, setting up a workshop, or tackling your next project. Situated on a massive 10,000+ square foot lot, you'll enjoy a spacious backyard with endless possibilities for gardening, entertaining, or simply relaxing in your own private outdoor retreat. Whether you're looking for your first home, more room for your growing family, or a property with exceptional garage space, this Coaldale gem is one you won't want to miss.