



GRASSROOTS
REALTY GROUP

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2123 25th Street
Coaldale, Alberta

MLS # A2333649



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	951 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped		

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

Inclusions: n/a

Welcome to 2123–25 Street—a bright and welcoming family home with great street appeal, located on a quiet, low-traffic dead-end street. Shopping is close by, and convenient highway access makes for an easy commute to Lethbridge. Inside, you’ll find a bright, open main-floor plan with generously sized bedrooms, spacious bathrooms and plenty of storage. Numerous updates over the years include vinyl flooring, interior doors, railing, pot lights, some fresh paint and an updated bathroom. The refreshed kitchen features an island and soft-close cabinet doors and drawers. Additional improvements include Hardie board siding & windows. The furnace, dishwasher, washer and dryer are approximately four years old. Outside, the impressive 62' x 125' lot offers a fenced backyard with plenty of room for children to play, a garden area and a large deck that’s perfect for family barbecues and entertaining. You find a convenient door from the basement to the back yard as well. There is RV parking available from the rear alley & room to build a large future garage. The front drive has space for two vehicles. The existing single garage is heated with a wood stove, while the shed provides even more storage. Low-maintenance lawns complete this wonderful property. With its comfortable living spaces, extensive updates and exceptionally large yard, this is a home your family can enjoy for years to come!