



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2244 18 Avenue
Coaldale, Alberta

MLS # A2334940



\$389,900

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,409 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Fridge, stove, dishwasher, OTR microwave, all window coverings, washer & dryer upstairs, washer & dryer downstairs, A/C

Welcome to this beautifully updated home in the heart of Coaldale, where modern finishes, functional spaces, and thoughtful updates come together to create a home you'll love coming back to. From the moment you step inside four bedroom four bathroom home you'll appreciate the bright, open layout and stylish design. The beautiful kitchen is the heart of the home, featuring full-height cabinetry, granite countertops, subway tile backsplash, a large island with seating, pantry, and modern lighting. It opens seamlessly into the dining and living areas, making it the perfect space for everything from quiet evenings at home to entertaining family and friends. Convenient main floor laundry and a two-piece powder room add to the home's practical layout. Upstairs, you'll find three comfortable bedrooms, including a spacious primary retreat complete with a walk-in closet and private four-piece en-suite. Two additional bedrooms and another full bathroom provide plenty of room for children, guests, or a home office. The fully finished basement extends your living space with a generous family room, full bathroom, and another washer and dryer, plus additional storage, offering flexibility for every stage of life. Outside, the fully fenced backyard is designed for enjoying Alberta summers, with an upper deck, lower patio, and fire pit area that create multiple spaces to relax or entertain. Located close to schools, parks, walking paths, and all the amenities Coaldale has to offer, this home combines comfort, style, and convenience in one beautiful package.