



GRASSROOTS
REALTY GROUP

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**1976 Parkside Close
Coaldale, Alberta**

MLS # A2342240



\$445,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,564 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Off Street		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, All Window Coverings, Air Conditioner Unit, Washer/Dryer, Gazebo, Pantry Cabinet in Kitchen, Central Vacuum, Water Softener

Looking for a family home under \$450,000 in Coaldale, just 15 minutes from Lethbridge? Welcome to 1976 Parkside Close, a spacious 4-bedroom, 4-level split offering plenty of room for growing families, entertaining and everyday life. The main level features an open-concept kitchen and dining area overlooking a cozy living room with a gas fireplace, while new carpet and brand-new appliances add a fresh, move-in-ready feel. Upstairs are two bedrooms, including the primary suite with a walk-in closet and private ensuite. The lower levels provide even more living space with a large family room and two additional bedrooms, perfect for kids, guests, a home office or movie nights. Central air conditioning, a fenced yard and multiple living areas add to the functionality of this family-friendly home. Located in Coaldale close to schools, the ice rink, pool and dog park, while still offering an easy commute into Lethbridge. If you're searching for an affordable 4-bedroom home near Lethbridge with space to grow, gather and entertain, this one deserves a look.