



GRASSROOTS
REALTY GROUP

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2021 15 Street
Coaldale, Alberta

MLS # A2345441



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,564 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	ZONING MULTI UNIT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

5 bedrooms, 4 bathrooms and custom details throughout. The main living area features a dramatic 14-foot vaulted ceiling, brick archway and real wood-burning fireplace. The custom kitchen showcases a 2-inch solid walnut island countertop with quartz on the remaining counters, opening to spacious living and dining areas. Downstairs offers a large playroom plus a separate TV room. The oversized laundry room includes a built-in dog wash. Outside, enjoy a 30' x 9' front deck with enclosed storage below, a large corner lot, massive driveway and 10' x 30' fenced dog run. The 22' x 23' garage has 12-foot ceilings, with water and sewer roughed in for a future bathroom.