



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1501 20 Street
Coaldale, Alberta

MLS # A2351840

\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,968 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.92 Acre		
Lot Feat:	Irregular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Located directly across from The Alberta Birds of Prey 70-acre Nature Centre and situated on a residential lot that measures nearly a full acre. This property is truly unique. The oversized lot and home offer space to enjoy as is, or to expand and develop as you see fit. The residence is over 1900 sq ft on the main floor and has even more living space on the lower level. There is plenty of room for the whole family. Notable updates include richly stained oak kitchen cabinetry with granite counter tops, appliances, bathroom renovations, 2 H.E. furnaces, tankless hot water heating system, and a 100-amp electrical service panel. A massive main level family room plays host to a cozy gas fireplace and 2 sets of French patio doors leading outside. This is a great room to host a large group of family and friends for the holidays. There is a main floor laundry room as well. Take a walk outside to an exceptional piece of land that offers so many possibilities. You need to see it for yourself to appreciate the space. In addition, the heated 26' x 24' double garage, heated 29' x 22' shop, and storage sheds are valuable features. Call a Real Estate Professional today to arrange a viewing!