



GRASSROOTS
REALTY GROUP

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1619 21 Street
Coaldale, Alberta

MLS # A2352230

\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,261 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This five-bedroom, two-bathroom home in Coaldale offers a practical layout with plenty of recent updates throughout. The main floor features three bedrooms, a full bathroom, a comfortable living room, and a brand-new kitchen. New windows have been installed throughout the home, while the main-floor flooring was updated approximately four years ago. Downstairs, the basement has been extensively redone within the past year, including new drywall, flooring, and finishes. It offers two additional bedrooms, a three-piece bathroom, and a good-sized rec room, providing plenty of extra living space. Outside, you'll find a nicely landscaped backyard along with a small attached single-car garage. With five bedrooms, two bathrooms, and many of the major interior updates already completed, this is a solid option for anyone looking for a comfortable home in Coaldale.