

**2209 21 A Avenue**  
**Coaldale, Alberta**

**MLS # A2323446**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this well-maintained and inviting 960 sq. ft. home located on a quiet street in the heart of Coaldale. Situated directly across from a church and within easy walking distance of downtown shops, parks, playgrounds, and green spaces, this property offers a wonderful blend of convenience and small-town charm. Step inside to discover a spacious and functional layout featuring a large living room filled with natural light, a generously sized kitchen, and a dedicated dining area perfect for family meals and entertaining. The home offers two comfortable bedrooms and an impressively sized four-piece bathroom that has been tastefully upgraded. Important updates provide peace of mind, including a furnace and hot water tank that are approximately six years old, as well as a roof that was replaced approximately eleven years ago on both the house and garage. The included Washer and Dryer are approximately 3 years old. Outside, you'll find a true backyard retreat. The large, fully fenced yard has been beautifully landscaped and offers plenty of space to relax, garden, or entertain. A spacious deck creates the perfect setting for summer barbecues and evening gatherings. The property is completed by a tall, extra-long super single garage, providing ample room for parking, storage, hobbies, or a workshop space. This charming home is ideal for first-time buyers, downsizers, or anyone looking for a move-in-ready property with a fantastic location and an exceptional outdoor space. Don't miss your opportunity to own this delightful Coaldale gem.