

4002 Applewood Road  
Coaldale, Alberta

MLS # A2225564



## \$319,900

<b>Division:</b>	Coaldale		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Few Trees, Front		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 102
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Tankless Hot Water		
<b>Inclusions:</b>	NA		

Price reduced! This home is over 1500 square feet! A great family home. 3 bed, 2 bath. 2 main living spaces. Located in The Seasons. A beautifully developed area. A skylight in the galley kitchen with lots of cabinets and a pantry. You own your own land! Snow removal service is included. Sound resisted drywall and solid core door between living room, kitchen/family room area and the other two bedrooms. Fenced yard for the little ones and a dog run. Parking for two vehicles and a garden shed. New shingles in 2025, A tankless water heater was installed in March 2023. Enjoy getting outside on the walking path and visiting the pond. This home is update, maintained and move in ready. Beautiful area! Don't miss out on this opportunity!