

1104 25 Avenue
Coaldale, Alberta

MLS # A2240110



\$389,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	971 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings

Welcome to your next home in the quiet, family-friendly community of Coaldale. It's move-in ready and fully finished—inside and out. The yard is landscaped, fully fenced, and has underground sprinklers to make life easy. As you walk in, you're greeted by a spacious entryway that opens up into a large, comfortable living room. The main floor also features a bright dining area, functional kitchen, access to the rear deck, the master bedroom, a full bathroom, and a second bedroom. Downstairs, there's even more space to enjoy—including a huge rec room, a third bedroom, another full bathroom, laundry room, and a great little spot that would work well as an office or bedroom. You'll also find plenty of storage down here! Over the years, this home has had some solid upgrades and is all set for its next owners. Oh, and don't forget Central AC for these hot summer months! If you're looking for a great place in a great neighbourhood, this one's worth checking out.