1305 20 Avenue
Coaldale, Alberta

MLS # A2276153

$389,000

Division:	NONE
Type:	Residential/House
Style:	Bungalow
Size:	956 sq.ft.
Age:	1954 (71 yrs old)
Beds:	4
Baths:	1 full / 1 half
Garage:	Triple Garage Detached
Lot Size:	0.16 Acre
Lot Feat:	Back Lane, Back Yard

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stucco	**Zoning:**	R-1A
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Washer, Dryer, Stove, Fridge, Dishwasher, Window Coverings, Garage Heater, Range Hood, Portable AC Unit, And Garage Door Controls.

Welcome to this nicely updated 956 sq. ft. home in the heart of Coaldale. Offering four bedrooms and two bathrooms, it has a fresh, modern feel throughout. Upgrades include an updated roof, furnace, and hot water tank, giving added peace of mind. The property sits on a large lot with plenty of space for RV parking , plus an impressive 31' x 28' detached garage. It features two overhead doors — one 12' x 8' and the other 10' x 8' — and its own electrical panel, making it ideal for vehicles, storage, or a dedicated workspace. Located close to the hockey arena, curling rink, and local schools, this home is perfect for first-time buyers, families, or anyone looking to downsize without sacrificing functionality or convenience.