

2210 24 Street  
Coaldale, Alberta

MLS # A2280697

**\$475,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sump Pump(s)		

**Inclusions:** Garage heater

This two-storey home offers the kind of space and layout that works well for families. With nearly 1,600 sq. ft. above grade and approximately 2,200 sq. ft. of finished living space, there's room for everyone without wasted space. All three bedrooms plus a large bonus room are located on the second level, keeping kids close by. The bonus room features a vaulted ceiling and could easily function as a fourth bedroom, playroom, or home office. The primary bedroom includes its own ensuite, and with two full bathrooms plus a two-piece bath, mornings run a little smoother. The home includes a large double attached heated garage, central air conditioning, and a spacious backyard with plenty of room for kids to play. Recent updates include an A/C unit and dishwasher replaced approximately two years ago. Located in a great area of Coaldale, close to Kate Andrews High School, a brand-new skate park, and Land-O-Lakes Golf Course, with the added convenience of being just minutes from Lethbridge. Coaldale continues to grow and offers strong local amenities, making it a solid choice for families looking to settle into a welcoming community. Inventory is low in this price range! Don't wait to contact your favorite REALTOR® to book a showing!