

1615 20 Street
Coaldale, Alberta

MLS # A2242776



\$385,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,532 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to this charming and well-maintained (new shingles this year!) family home in the heart of Coaldale, ideally located near the Birds of Prey Centre, gas station, restaurants, and all the fantastic amenities the town has to offer, including the brand-new Coaldale Rec Centre! This spacious home features five large bedrooms and three full bathrooms (two of the three with double vanities), offering plenty of space for families of all sizes. The primary suite includes a large walk-in closet and a private ensuite that conveniently Jack and Jills into a connected office space—perfect for working from home or creating a nursery for the new addition to your family. The quaint kitchen includes an eat-in dining space, while the cozy basement family room is a great place to relax or enjoy time together. The home also features a super single attached garage and a generous back hall with excellent storage. Whether you’re a car enthusiast, a hunter, a camper, or just have saved a lot of stuff over the years, the back hall and garage both have ample storage for you! Inside the back hall you can also find a cold storage room for all the produce you grow in your backyard! Step outside to an incredible, park-like backyard that’s fully fenced and features a massive garden area with established raspberry canes—ideal for gardening enthusiasts, those with kids, or outdoor entertaining. This home is full of charm and would be perfect for large families or those hoping to start one! Don’t miss your chance to view this beautiful Coaldale gem—call your REALTOR® and come see it today!