

**2123B 20A Avenue
Coaldale, Alberta**

MLS # A2287124



\$315,000

Division:	NONE	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bi-Level	
Size:	725 sq.ft.	Age: 2000 (26 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Off Street	
Lot Size:	0.07 Acre	
Lot Feat:	Back Yard, Front Yard, Landscaped	

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1B
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, shed, air conditioning (as is)

Completely renovated and move-in ready, this fantastic half duplex in Coaldale offers three bedrooms and 1.5 bathrooms with thoughtful updates throughout. Recent improvements include new flooring and fresh paint from top to bottom, newer appliances, newer shingles and siding, updated bathroom vanities, and new laminate kitchen countertops! The seamless layout features a spacious upstairs living room, a bright kitchen with a large pantry, convenient main floor laundry, and sliding patio doors that open onto a generous back deck—perfect for summer evenings. Outside, you'll appreciate the fully fenced, good-sized backyard complete with a large garden shed for extra storage! Coaldale is such an incredible community to call home - known for its small-town charm, strong sense of community, excellent schools, and convenient access to plentiful amenities while still offering a quieter pace of life. Whether you're a first-time buyer, downsizing, expanding your investment portfolio, or somewhere in between, this turn-key property is ready to impress. Call your REALTOR® today to book your showing!