

**1988 Parkside Way  
Coaldale, Alberta**

**MLS # A2303008**



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, A/C, shed

Welcome to this immaculately well-kept home in the heart of Coaldale—a property that truly checks all the boxes! From the moment you arrive, you’ll be charmed by the inviting front porch, setting the tone for the pride of ownership found throughout. Inside, the home offers three large bedrooms and two full bathrooms, providing comfortable living for families of all sizes, along with a bright and spacious living room upstairs and an expansive family room downstairs that’s perfect for relaxing or entertaining. This home has been exceptionally cared for and features central air conditioning, stainless steel appliances, ample storage throughout, and a functional layout that makes everyday living easy. Step outside to a fully fenced backyard complete with a large garden shed and convenient off-street parking accessible from the back alley—ideal for both practicality and peace of mind. Whether you’re searching for the perfect starter home, a smart investment property, or a comfortable place to downsize, this one fits the bill beautifully. Located in a fantastic neighbourhood close to the off-leash dog park, schools, and parks, it offers the lifestyle so many are looking for, and Coaldale is an incredible place to raise a family, boasting a wide range of amenities including restaurants, shops, grocery stores, and the impressive Coaldale Recreation Centre—plus so much more. Don’t miss your chance to own this move-in-ready gem—call your REALTOR® and book your showing today!