

**676 Parkside Green  
Coaldale, Alberta**

**MLS # A2202818**



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,631 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Storage		

**Inclusions:** Fridge, stove, dishwasher, A/C, microwave, garage door and control, hood fan, bar fridge, underground sprinklers, wall mounts for TV's, floating shelf in living room, blinds, shed

Welcome to this beautifully maintained bi-level home, nestled in a quiet cul-de-sac and backing onto a scenic pond and green space with walking paths and a playground—an ideal setting for families and nature lovers alike! Inside, the layout is both functional and inviting. The main floor features a spacious primary bedroom with an ensuite, a cozy gas fireplace, and an open-concept kitchen with a large island, pantry, and plenty of thoughtful storage. A half bath on this level is perfect for guests. Upstairs, you'll find two comfortable bedrooms and a full bathroom—a great setup for kids or additional living space. The fully finished walkout basement offers even more flexibility, with an extra bedroom and bathroom perfect for guests as well as an extra room that could be perfect as a home office. Outside, the large fenced backyard is ready for summer fun, and underground sprinklers make lawn care effortless. Plus, the double attached garage provides plenty of parking and storage. If you're looking for a well-cared-for home in a fantastic location, this is the one! Don't miss out—call your favorite REALTOR and schedule your showing today!