

# \$445,000 - 1969 Parkside Boulevard, Coaldale

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MLS® #A2210437

**\$445,000**

4 Bedroom, 2.00 Bathroom, 1,544 sqft

Residential on 0.11 Acres

NONE, Coaldale, Alberta

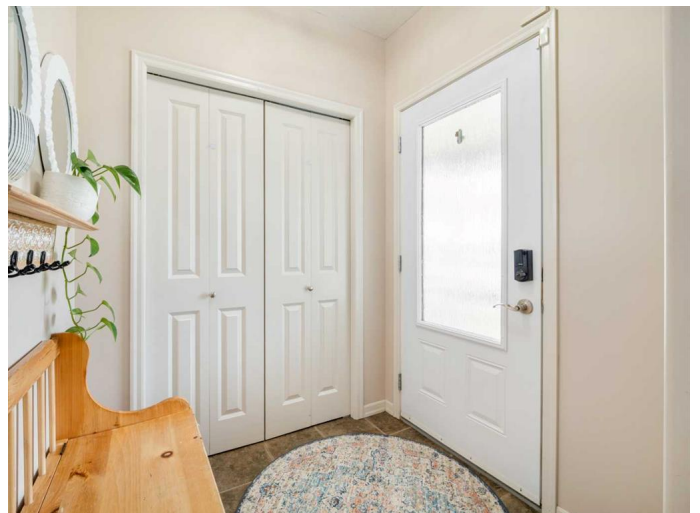
This well-maintained home is full of smart updates and thoughtful featuresâ€”perfect for families or anyone looking for move-in-ready comfort in a great community.

Inside, youâ€™ll find all new appliances (2019), new countertops and sink, fresh paint, and modern light fixtures throughout. The kitchen is both functional and attractive, with a hidden garbage system, sink shredder, and pantry for extra storage.

The second level features three bedrooms and a 3-piece bathroom, while the third level includes a cozy family room and laundry area with a washer and dryer from 2019. Need more space? The fourth level offers a huge additional bedroom, ideal for guests, a home office, or a private retreat.

Step outside to enjoy a spacious deck with natural gas hookup, a gazebo for shaded relaxation, a 22' x 20' heated double detached garage, and a shed for extra storage. The underground sprinkler system makes yard maintenance a breeze.

All of this is located near the dog park, bike park, hiking trails, playgrounds, schools, and the many amenities of charming Coaldale. This is a home that checks all the boxesâ€”donâ€™t miss your chance to make it yours!



Built in 2005

## Essential Information

MLS® #	A2210437
Price	\$445,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,544
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	1969 Parkside Boulevard
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1R5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Gazebo, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	22
Zoning	Residential

### **Listing Details**

Listing Office	Real Estate Centre
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