

# \$379,900 - 1963 Parkside Boulevard, Coaldale

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MLS® #A2210986

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,478 sqft

Residential on 0.13 Acres

NONE, Coaldale, Alberta

Welcome to 1963 Parkside Blvd, Coaldale â€” where comfort meets lifestyle!

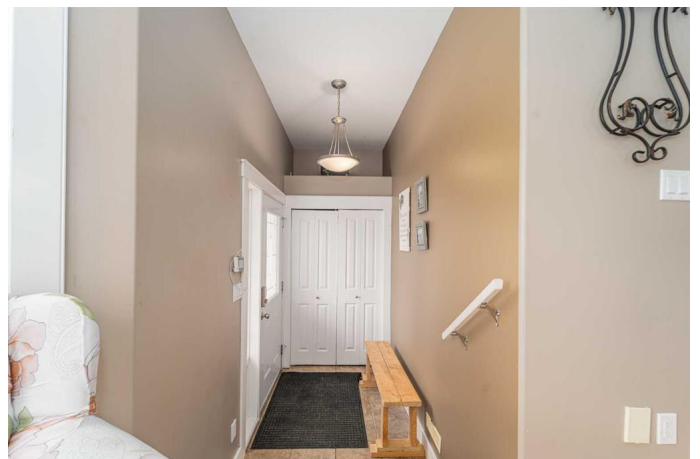
This bright and beautiful 4 bed, 2 bath home offers over 1400 sq ft of above-ground living space that's perfect for family time, get togethers, and making everyday moments special!

Step inside and youâ€™ll be greeted by tons of natural light, gorgeous hardwood floors, and upgraded fixtures that give the space a fresh, modern feel. Whether youâ€™re hosting game night, enjoying a quiet morning coffee, or setting up a cozy movie space â€” this home has you covered.

Love the outdoors? Youâ€™re going to be obsessed with the HUGE backyard â€” thereâ€™s room to build your dream garage, a garden, or the ultimate hangout spot. Bonus: thereâ€™s a separate entrance, making this home perfect if youâ€™re thinking about adding a suite for extra income or in-law space!

And letâ€™s talk location â€” youâ€™re just minutes from Main Street, parks, restaurants, the off-leash dog park, skate park, and so much more!

If you havenâ€™t considered the move to Coaldale â€” nowâ€™s the time!



Friendly community, awesome amenities, and homes like this one make it a total win.

Don't miss your chance to make 1963 Parkside Blvd your next adventure!

Built in 2005

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2210986      |
| Price          | \$379,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,478         |
| Acres          | 0.13          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1963 Parkside Boulevard |
| Subdivision | NONE                    |
| City        | Coaldale                |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T1M 1R5                 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Separate Entrance, Storage  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | Central Air                                                 |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard                |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Mixed                       |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 2                |
| Zoning         | RS               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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