

**206 Station Boulevard  
Coaldale, Alberta**
**MLS # A2270594**

# \$250,000


**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** -

**Utilities:** -

**Features:** -

**Inclusions:** Fridge, Stove, Dishwasher, Hood fan, microwave, washer, dryer, All blinds and window coverings,

Welcome to 206 Station Blvd in Coaldale. This well cared for home offers exceptional value, a smart layout, and features that make everyday living comfortable and convenient. The interior is bright and spacious with over 1100 square feet, three bedrooms, and two full bathrooms. The primary suite is tucked at one end of the home for privacy and includes a walk in closet and ensuite. The kitchen offers generous counter space, plenty of storage, and an easy flow into the dining and living areas. Large windows and a skylight bring in natural light throughout, creating a warm and welcoming feel. The two additional bedrooms sit on the opposite side of the home along with the second full bath, giving families or guests separation and space to spread out. The dedicated laundry room and pantry add even more functionality to the floor plan. Outside, the large deck extends your living space and is ideal for relaxing or hosting. The detached garage provides secure parking and additional storage, and the private yard is a great place to enjoy the mature trees surrounding the property. Station Grounds is a quiet and friendly community within Coaldale that keeps you close to schools, parks, and everyday amenities while still offering a peaceful place to come home to. This is a great opportunity for anyone looking for a move-in-ready home with space, comfort, and a practical layout.