# \$489,900 - 2114 17 Avenue, Coaldale

MLS® #A2209544

#### \$489,900

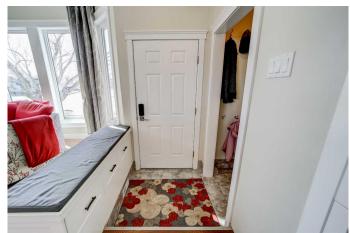
4 Bedroom, 3.00 Bathroom, 1,272 sqft Residential on 0.16 Acres

NONE, Coaldale, Alberta

Immaculate 4-Level Split on a Corner Lot in Coaldale.

Welcome to this beautifully updated, like-new 4-level split located on a quiet corner of a cul-de-sac in one of Coaldale's most desirable neighborhoods! With 4 bedrooms, a den and 3 full bathrooms, this home offers space, style, and functionality for the whole family. Step inside to find a bright and spacious main floor with custom features throughout. The dream kitchen is the heart of the home and packed with all of the extras â€" the timeless custom cabinetry includes features like, a spice rack, pull-out pantry drawers, built-in utensil organizers, pull-out garbage bin, the list goes on. Defined yet connected, the main living room offers separation from the kitchen and dining space without sacrificing the open-concept layout. Upstairs, the primary bedroom features a full ensuite, while two additional bedrooms and a full bath complete the upper level. Downstairs, below the main level, there is a full bath, laundry room, office area with a walkout, and a large family room. The fourth level (the basement) is where you'll find the 4th bedroom and den â€" perfect for guests, a home office, or teens needing their own space. Other highlights include a single attached garage, alley access, a small deck for BBQing just off the kitchen, a lower patio on the east side to catch that morning sun, and a generous yard for family fun and green thumbs alike. It's just a short walk to the new Prairie Winds High







School and the Shift Community Recreation Centre.

Don't miss your chance to own this well-kept, feature-packed home in a fantastic community â€" everything you need is right here. Book your showing today with your favorite Realtor©!

Built in 1988

#### **Essential Information**

MLS® # A2209544 Price \$489,900

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 1,272
Acres 0.16

Year Built 1988

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

## **Community Information**

Address 2114 17 Avenue

Subdivision NONE

City Coaldale

County Lethbridge County

Province Alberta
Postal Code T1M1K1

#### **Amenities**

Parking Spaces 3

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Built-in Features, Central Vacuum, Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Underground Sprinklers, Cul-De-Sac

Roof Asphalt Shingle

Construction Mixed, Stucco, Cement Fiber Board

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 14th, 2025

Days on Market 5

Zoning R-1A

### **Listing Details**

Listing Office Onyx Realty Ltd.

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