

\$489,900 - 2114 17 Avenue, Coaldale

MLS® #A2209544

\$489,900

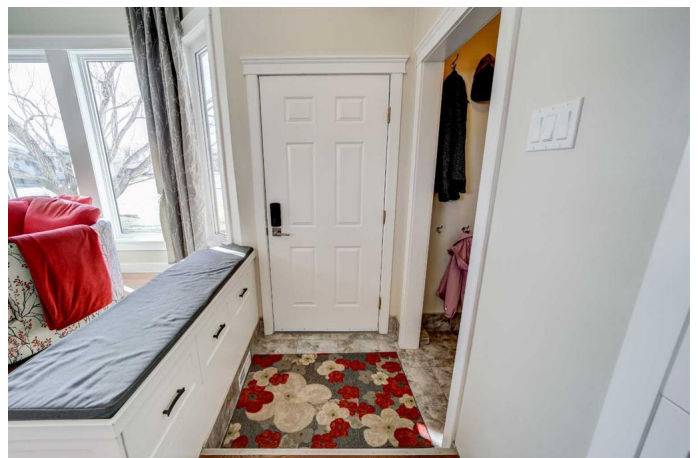
4 Bedroom, 3.00 Bathroom, 1,272 sqft

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 – 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 – 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 – 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	3
Zoning	R-1A

Listing Details

Listing Office	Onyx Realty Ltd.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.