

# \$799,900 - 2804 23 Street, Coaldale

MLS® #A2208480

**\$799,900**

5 Bedroom, 3.00 Bathroom, 1,659 sqft

Residential on 0.37 Acres

NONE, Coaldale, Alberta

**TREAT YOURSELF AND YOUR FAMILY!**

Welcome to 2804 23 Street in Coaldale, a magnificent BUNGALOW nestled in a warm, friendly neighborhood. This stunning home offers over 1650 sq ft on the main level, plus a fully developed lower level, providing plenty of space for everyone. Designed with all the "I wants" in mind, this home is perfectly situated on a generous 80 x 200' lot with ample parking and andamp;best of all&no neighbors behind! The private yard backs directly onto the 15th hole of the beautiful Land O&™ Lakes Golf & Country Club, offering incredible views and a peaceful setting. Step outside to discover a fully landscaped yard featuring a spacious patio area, outdoor kitchen, rear deck, and plenty of room to grow. It's the perfect space to spend time with family and friends, whether you're grilling, relaxing, or simply enjoying the view. The interior of the home boasts 5 bedrooms, 3 bathrooms, an open-concept design, with bright, airy spaces that flow effortlessly between the living room, dining area, and kitchen. It&™s ideal for modern living and easy entertaining.

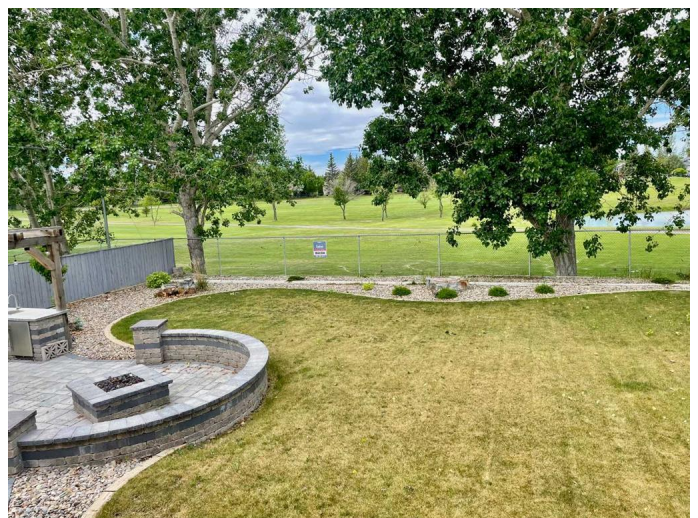
Built in 2007

## Essential Information

MLS® #                      A2208480

Price                        \$799,900

Bedrooms                5



Bathrooms	3.00
Full Baths	3
Square Footage	1,659
Acres	0.37
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2804 23 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 0A3

### **Amenities**

Parking Spaces	8
Parking	Double Garage Attached, Driveway, Heated Garage, Oversized, RV Access/Parking, Concrete Driveway, Gated
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Barbecue, Private Yard, Outdoor Kitchen
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Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, On Golf Course
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	124
Zoning	RESI

### **Listing Details**

Listing Office	SUTTON GROUP - LETHBRIDGE
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