

# \$479,900 - 2114 17 Avenue, Coaldale

MLS® #A2209544

**\$479,900**

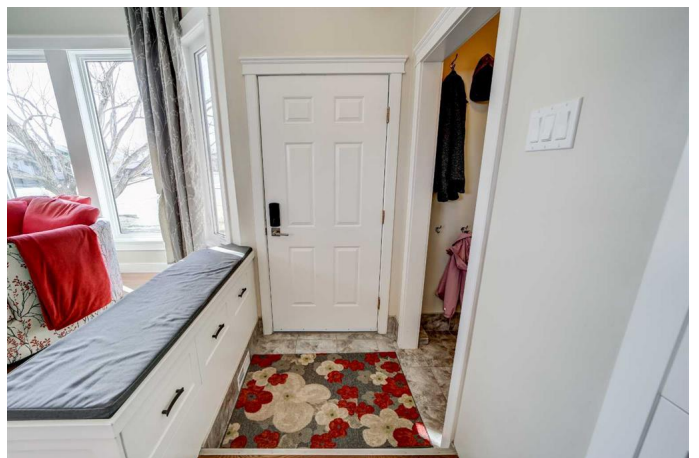
4 Bedroom, 3.00 Bathroom, 1,272 sqft

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          | \$479,900     |
| 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, Quartz Counters, Central Vacuum |
|-------------------|----------------------------------------------------|

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Central Air Conditioner |
| 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, Cul-De-Sac, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Cement Fiber Board, Mixed, Stucco                                    |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 18               |
| Zoning         | R-1A             |

## Listing Details

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

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