

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

MLS® #A2209544

**\$479,900**

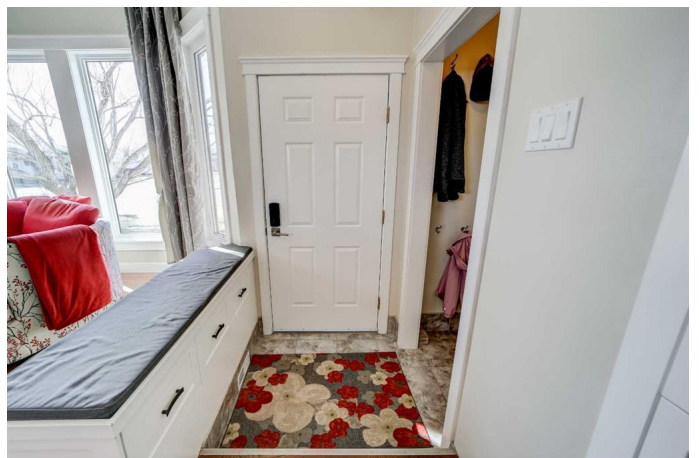
4 Bedroom, 3.00 Bathroom, 1,272 sqft

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
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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	27
Zoning	R-1A

## Listing Details

Listing Office	Onyx Realty Ltd.
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