

# \$615,000 - 42 Waterfront Landing, Coaldale

MLS® #A2199609

**\$615,000**

6 Bedroom, 4.00 Bathroom, 1,595 sqft  
Residential on 0.15 Acres

NONE, Coaldale, Alberta

Welcome to 42 Waterfront Landing, a stunning property nestled in a serene cul-de-sac just two blocks from the picturesque Land O Lakes golf course. Built in 2010, this spacious home features six bedrooms and three and a half bathrooms, making it perfect for families of all sizes.

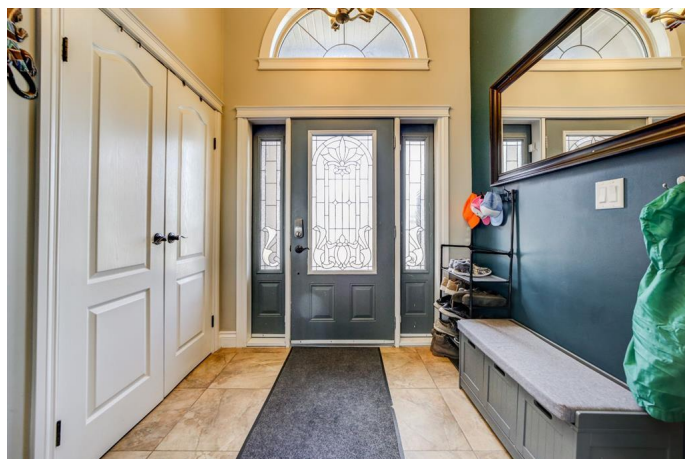
The modern open floor concept creates a welcoming atmosphere, ideal for entertaining and family gatherings. The unique pie-shaped lot offers ample outdoor space, enhancing the property's charm and privacy.

Enjoy the convenience of a double attached garage and the additional possibilities of a walkout basement—perfect for a home gym, recreational area, or extra living space. With its picturesque views and peaceful surroundings, this exceptional home is a true gem in a desirable location. Don't miss your chance to make it yours!

Built in 2010

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2199609  |
| Price      | \$615,000 |
| Bedrooms   | 6         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,595       |
| Acres          | 0.15        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 42 Waterfront Landing |
| Subdivision | NONE                  |
| City        | Coaldale              |
| County      | Lethbridge County     |
| Province    | Alberta               |
| Postal Code | T1M 0B4               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Gas, Mantle, Masonry, Family Room                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Walk-Up To Grade                                                                                                                |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Other                                                                      |
| Lot Description   | Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Stone, Stucco   |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 66              |
| Zoning         | RS              |

**Listing Details**

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

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