

# \$625,000 - 2112 30a Avenue, Coaldale

MLS® #A2259029

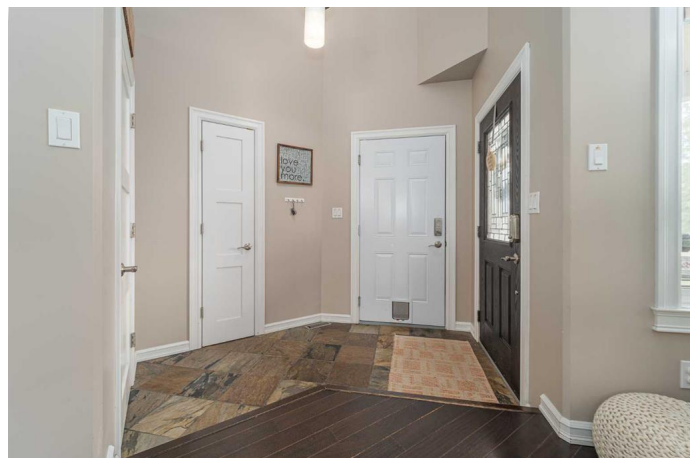
**\$625,000**

4 Bedroom, 3.00 Bathroom, 2,061 sqft

Residential on 0.17 Acres

NONE, Coaldale, Alberta

Tucked away in a quiet cul-de-sac walking distance from the prestigious Land-O-Lakes Golf Course, this elegant home offers over 2,000 sq. ft. above grade and a layout designed for comfort and style. Inside, you'll find vaulted ceilings, large windows and skylights that flood the space with natural light. The open-concept main floor, perfect for entertaining or relaxing with family. The kitchen is a chef's dream, complete with granite countertops, custom cabinetry, an induction range, and plenty of storage. Step outside to your private backyard oasis featuring a spacious patio, mature trees, underground sprinklers, and a tranquil green strip behind, plus a dedicated dog run for your four-legged friends. The walk-out basement provides additional space and endless possibilities for indoor-outdoor living. Unwind in the luxurious primary suite, featuring a steam shower and a jetted tub for the ultimate spa-like experience. This home combines location, space, and upscale finishes in one beautiful package. Contact your REALTOR® today for a showing!



Built in 2008

## Essential Information

MLS® # A2259029

Price \$625,000

Bedrooms 4

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,061         |
| Acres          | 0.17          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2112 30a Avenue   |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 0B7           |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Induction Cooktop, Refrigerator, Washer/Dryer                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Family Room, Gas                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                                        |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line, Dog Run, Private Yard |
|-------------------|-------------------------------------|

|                 |                                                                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, Dog Run Fenced In |
| Roof            | Asphalt Shingle                                                                                                                                                                    |
| Construction    | Vinyl Siding                                                                                                                                                                       |
| Foundation      | Poured Concrete                                                                                                                                                                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 18                   |
| Zoning         | RESIDENTIAL R-1A     |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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