

# \$819,500 - 2804 23 Street, Coaldale

MLS® #A2208480

**\$819,500**

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 "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.

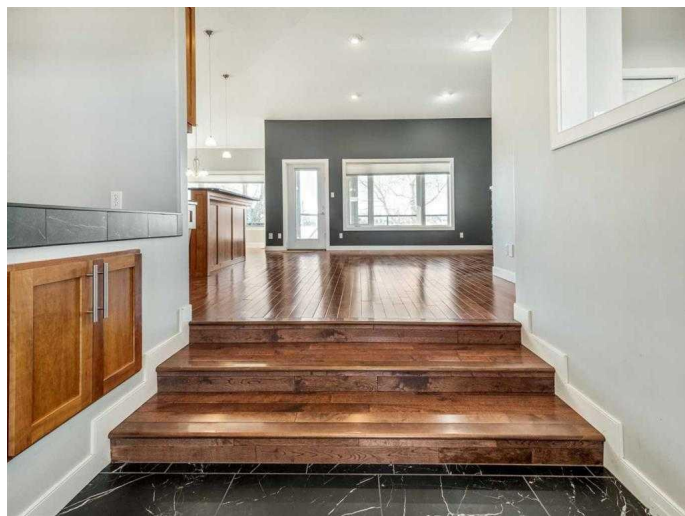
Built in 2007

## Essential Information

MLS® # A2208480

Price \$819,500

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        | Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Oversized, 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, Outdoor Kitchen, Private Yard |
|-------------------|-----------------------------------------|

|                 |                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------|
| 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 | 15              |
| Zoning         | RESI            |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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