

# \$1,190,000 - 3107 30 Street, Coaldale

MLS® #A2205624

**\$1,190,000**

5 Bedroom, 4.00 Bathroom, 2,093 sqft

Residential on 1.10 Acres

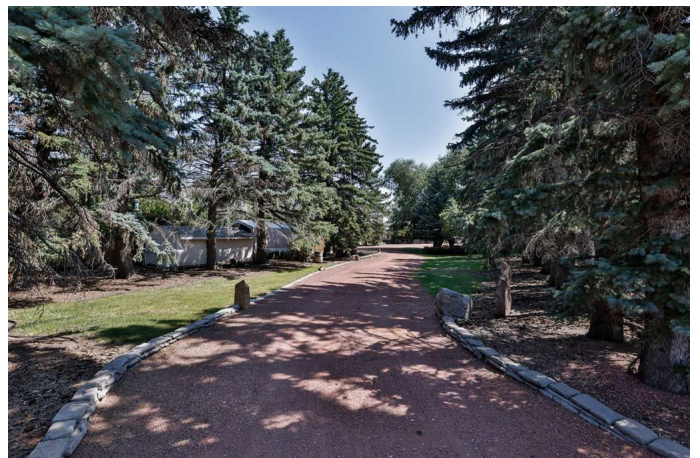
NONE, Coaldale, Alberta

Located on 30th Street Coaldale and backing onto Land 'O Lakes Golf Community... This home has over 4000 Square feet of developed living space, an attached triple heated garage with over 900 Square feet of room, a HUGE DECK, backing on large fully landscaped yard boasting three water features, and mature trees overlooking the 8th fairway. The lower level is set up as a legal in-law suite, Complete with Sprinkler system for fire protection. with Kitchen living area, as well as two bedrooms, and 4-pc bathroom. the details are in the photos... Book your showing with your favourite Realtor.

Built in 1995

## Essential Information

MLS® #	A2205624
Price	\$1,190,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,093
Acres	1.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active



## Community Information

Address	3107 30 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1P1

## Amenities

Parking Spaces	3
Parking	Heated Garage, Insulated, Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Oversized, Triple Garage Attached, Workshop in Garage
# of Garages	3

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning, Double Sided
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	Garden, Fire Pit, Private Entrance, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, See Remarks, Treed, Brush, Close to Clubhouse, Corners Marked, On Golf Course, Many Trees, No Neighbours Behind, Private, Secluded, Underground Sprinklers, Waterfall
Roof	Cedar Shake
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	40
Zoning	R-1A

## **Listing Details**

Listing Office	Royal LePage Solutions
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