

# \$640,000 - 2112 30a Avenue, Coaldale

MLS® #A2242054

**\$640,000**

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.

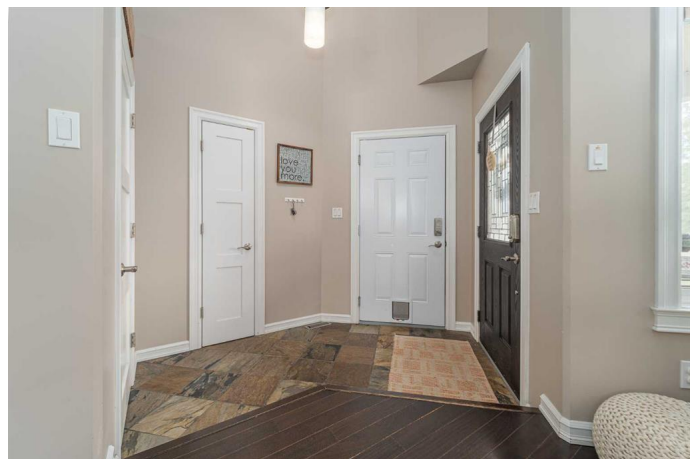
The kitchen is a chef's dream, complete with granite countertops, custom cabinetry, an induction range, and plenty of storage. Step outside to your private backyard oasis featuring a spacious patio, mature trees, underground sprinklers, and a tranquil green strip behind, plus a dedicated dog run for 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® #	A2242054
Price	\$640,000
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
# 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	Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Refrigerator, Washer
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	Dog Run, Gas Grill, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Landscaped, Pie Shaped Lot, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 22nd, 2025
Days on Market	7
Zoning	RESIDENTIAL R-1A

**Listing Details**

Listing Office	REAL BROKER
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