

# \$275,000 - 4501 East Service Road, Coronation

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MLS® #A2252761

## \$275,000

4 Bedroom, 3.00 Bathroom, 1,248 sqft

Residential on 18.63 Acres

NONE, Coronation, Alberta

Spacious Acreage Retreat on the Edge of Town – 18.63 Acres of Possibility

Discover the perfect blend of privacy, space, and convenience with this stunning 18.63-acre property located within town limits. Whether you're seeking a peaceful lifestyle or room to grow, this acreage offers endless potential.

**The Home** - This bright and welcoming 4-bedroom, 2.5-bath home is filled with natural light, thanks to its many large windows—most of which have been recently replaced. The layout is both functional and inviting, with plenty of room for family, guests, or creative projects. A full basement adds even more space, offering extensive storage and flexibility for hobbies, a workshop, or future development.

**Triple Car Garage** - Enjoy the convenience and versatility of a spacious triple car garage—perfect for vehicles, tools, recreational gear, or even a home-based business setup. Whether you're a car enthusiast or just need extra room, this garage delivers.

**The Land** - With nearly 19 acres to call your own, there's room to roam, garden, build, or simply enjoy the wide-open views. The property includes a reliable well and is ideally situated for those who want the tranquility of country living without sacrificing access to



town amenities.

## Highlights

4 spacious bedrooms and 2.5 bathrooms

Triple car garage

18.63 acres of usable land

Full basement with abundant storage

Bright interior with updated windows

Private well water system

Peaceful edge-of-town location

This is more than just a home—it's a lifestyle waiting to be embraced. Come see the space, the light, and the possibilities.

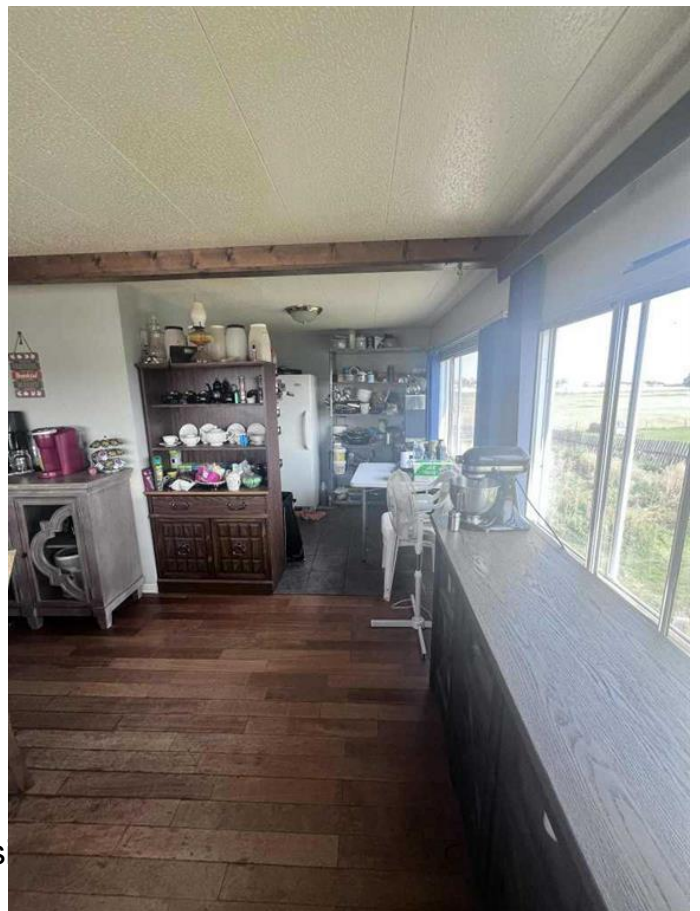
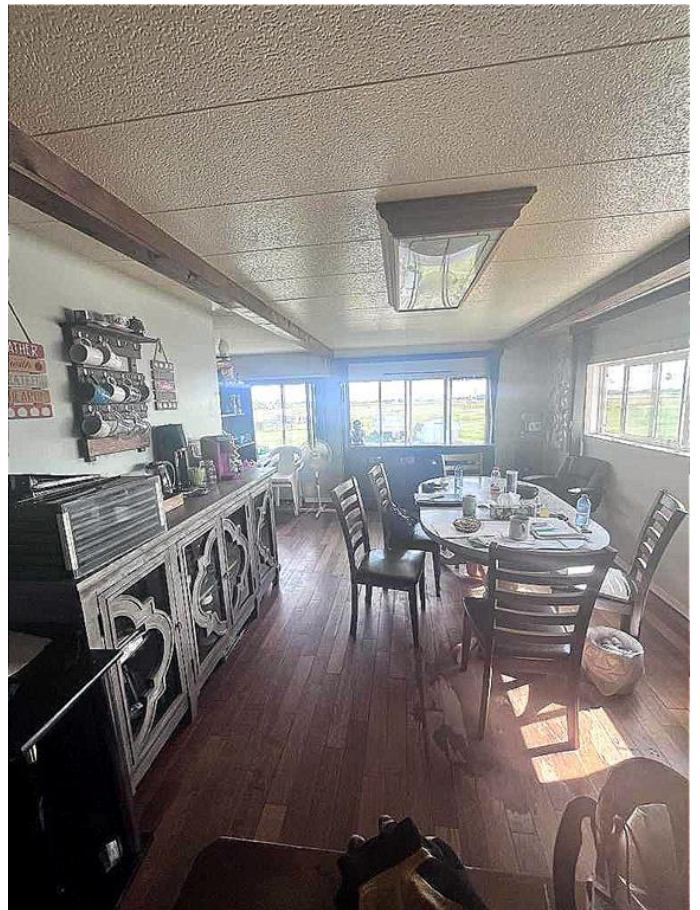
Built in 1995

## Essential Information

MLS® #	A2252761
Price	\$275,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,248
Acres	18.63
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Res
Status	Active

## Community Information

Address 4501 East Service Road



Subdivision	NONE
City	Coronation
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C1C0

### Amenities

Parking	Off Street, Triple Garage Attached, Garage Faces Front
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s), Beamed Ceilings
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Garden, Private, No Neighbours Behind
Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 29th, 2025
Days on Market	6
Zoning	HWY-C

### Listing Details

Listing Office	eXp Realty
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