

# \$719,900 - 2034 30a Avenue, Coaldale

MLS® #A2205775

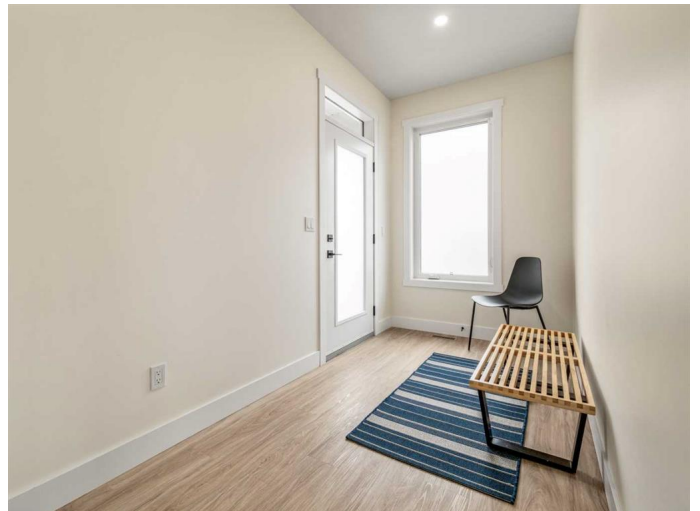
**\$719,900**

5 Bedroom, 4.00 Bathroom, 2,148 sqft

Residential on 0.02 Acres

NONE, Coaldale, Alberta

Stunning, Fully Developed Two-Storey in Coaldale! This beautifully finished, only 2-year-old home offers the perfect blend of modern design and thoughtful functionality. With 5 bedrooms, 3.5 baths, and over 2,100 sq. ft. above ground, this home is ideal for families of all sizes. Upstairs, you'll find three spacious bedrooms, including a luxurious primary retreat with a spa-like 5-piece ensuite and a massive walk-in closet. The upper level also features a second full bath, convenient upstairs laundry, and a breathtaking open-to-below design that overlooks the living room on the main level. The main floor is designed for both style and convenience, featuring a stunning kitchen with a walk-through pantry, large island, and sleek finishes. A cozy office nook, a mudroom off the garage for all your daily essentials, and a bright, open-concept living room with beautiful gas fireplace and dining space complete the main level. Downstairs, the fully developed basement is an entertainer's dream! Enjoy a spacious family room that doubles as a theatre space, a built-in wet bar, plus two additional bedrooms and another full bath—perfect for guests or a growing family. Step outside to the newly landscaped yard, complete with underground sprinklers and a large covered deck, offering the perfect space to relax and entertain. The attached garage is a great size (23'1" x 25'6") and is heated. This home is truly move-in ready with all the extras you could want. Don't miss



outâ€”schedule your private showing with your favorite REALTORÂ® today!

Built in 2023

**Essential Information**

MLS® #	A2205775
Price	\$719,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,148
Acres	0.02
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2034 30a Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 0E9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	41
Zoning	RS

### **Listing Details**

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.