

# \$339,000 - 36205 Highway 872, Coronation

MLS® #A2228041

**\$339,000**

6 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 4.88 Acres

NONE, Coronation, Alberta

Take a look at this perfect family acreage. Half a mile south of coronation and on pavement. 4.88 acres and well set up for horses. 1240 ft.Â² bungalow with five bedrooms and three bathrooms. The main floor features a nice open kitchen with plenty of cupboard and counter space. The oversized island will be a great place to entertain family and friends. Separate dining area with large windows to let in all the sunlight. Cozy living room, two bedrooms and a four piece bathroom. The finished basement features a spacious primary bedroom with a beautiful four piece en suite, two more bedrooms and another three-piece bathroom, laundry area and cold room. Some renovations over the years include; kitchen, bathrooms, Some windows, flooring, high efficient furnace and a new 100 amp service panel. You will be impressed with all of the old buildings. The triple detached garage has 220 V and RV plug. Double detached garage has power and is insulated. There is a 46' x 50' metal clad equipment storage building with power and built on lean to. Another 32' x 48'™ metal clad equipment storage building with power. You have room to store all your toys and then some. Corrals with waterer. Chicken coop. The open yard site has so many possibilities. Your family will enjoy country living at it's™ best.

Built in 1968

## Essential Information



MLS® #	A2228041
Price	\$339,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,240
Acres	4.88
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	36205 Highway 872
Subdivision	NONE
City	Coronation
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 0X0

### Amenities

Parking	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Faces Front, Gravel Driveway, Insulated, RV Access/Parking, Triple Garage Detached
# of Garages	5

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Treed
Roof	Asphalt Shingle

Construction	Composite Siding, Wood Frame
Foundation	Block

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	45
Zoning	AG.

**Listing Details**

Listing Office	Royal Lepage Rose Country Realty
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