

# \$615,000 - 3113 13 Street, Coaldale

MLS® #A2216771

**\$615,000**

5 Bedroom, 3.00 Bathroom, 1,213 sqft  
Residential on 0.22 Acres

NONE, Coaldale, Alberta

Welcome to your brand new home in the thriving Town of Coaldale! Nestled on a nearly quarter-acre lot along a peaceful street, this property offers a quiet, out-of-town feel while still being just minutes from downtown. Step inside from the spacious double garage into a generous foyer with a closet large enough for your entire shoe collection. The bright and open main floor is filled with natural light, showcasing the beautiful cabinetry and countertops. The expansive dining area is perfect for hosting family gatherings, while the main floor also includes a convenient laundry room, two bedrooms, and two bathrooms—including a lovely primary suite with a private 3-piece ensuite. Downstairs, the fully finished basement offers even more living space with a massive family room, three additional bedrooms, and a full bathroom with built-in cabinetry for added storage. Located in a quiet neighborhood, this home is the perfect blend of space, comfort, and convenience. Don't wait long for this one.



Built in 2025

## Essential Information

MLS® #	A2216771
Price	\$615,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3

Square Footage	1,213
Acres	0.22
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3113 13 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 0E7

### Amenities

Parking Spaces	4
Parking	Off Street, Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Range
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle, Metal
Construction	Wood Frame, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	111

Zoning

CR-2

## **Listing Details**

Listing Office

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