

# \$369,900 - 4818 York Avenue, Coronation

MLS® #A2221671

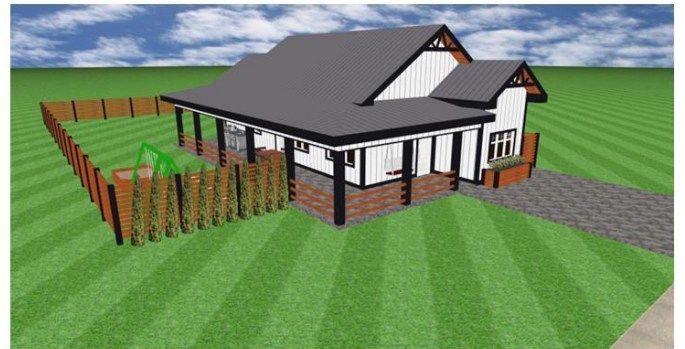
**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.20 Acres

NONE, Coronation, Alberta

Discover your perfect retreat in Coronation, Alberta—a stunning 1,125 sq ft single-story home crafted by Green Castle Environmental, tailored for seniors and small families from anywhere, who are seeking a peaceful, accessible lifestyle. This residence boasts a contemporary exterior and an expansive covered porch—ideal for enjoying the serene landscape or family gatherings. The spacious yard offers room for a garage you always wanted. A paved driveway with a walkway adds to the home's welcoming curb appeal. Step inside to an inviting, single-level interior designed for ease and comfort. The open- concept layout seamlessly connects the living, dining, and kitchen areas, perfect for small families or seniors seeking low-maintenance living. Warm, durable LVT flooring flows throughout, offering elegance and easy care. The kitchen features a large island with bar seating, EnergyStar appliances, ample cabinetry, and a stylish backsplash—ideal for preparing meals with convenience. The adjacent dining area provides space for a table, perfect for shared family meals or quiet dinners. The home includes two well-appointed bedrooms designed for accessibility. The master bedroom offers a spacious layout with ample storage and an ensuite bath, while the second bedroom suits children or guests with its versatile design. Both rooms are bathed in natural light through triple-pane windows, enhancing the bright, airy feel while improving



energy efficiency. A modern bathroom with a toilet, sink, and tub/shower combo, plus a convenient laundry area with space for a washer and dryer, caters to daily needs. Ample storage, including closets and shelving, ensures organized living. This eco-conscious home features a 95% efficient furnace and hot water heater, keeping utility costs low—a boon for retirees or growing families. Triple-pane windows and EnergyStar appliances further enhance energy efficiency, making it sustainable and comfortable year-round. This Coronation gem is conveniently located with driving distances of approximately 1 hour to Stettler for major shopping needs. The Village of Coronation, was incorporated on Dec 16 1911 and was named for the coronation of George V. It provides a serene escape with modern amenities. Families and seniors will appreciate the K-12 school, swimming pool, museum, art gallery, and restaurants. The Coronation Hospital & Care Centre is the largest hospital of the 3Câ€™s (Castor, Coronation and Consort), and is on call 24 hours.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221671    |
| Price          | \$369,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,125       |
| Acres          | 0.20        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 4818 York Avenue             |
| Subdivision | NONE                         |
| City        | Coronation                   |
| County      | Paintearth No. 18, County of |
| Province    | Alberta                      |
| Postal Code | T0C 1C0                      |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers                           |
| Appliances        | Dishwasher, Range, Range Hood, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | Other                                       |
| Basement          | None  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | City Lot, Cleared, Cul-De-Sac, No Neighbours Behind |
| Roof              | Metal   |
| Construction      | Metal Siding, See Remarks                           |
| Foundation        | Slab  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 57             |
| Zoning         | R1             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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