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

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 â€" 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 windowsâ€"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 garageâ€"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 homeâ€"it's a lifestyle waiting to be embraced. Come see the space, the light, and the possibilities.



# **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

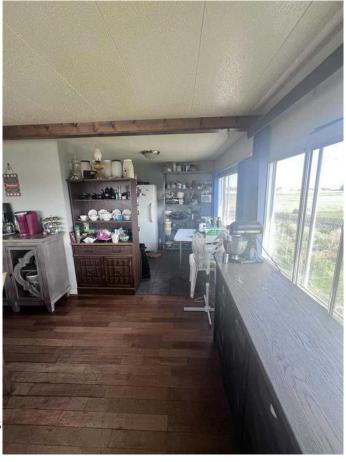
Style Bungalow, Acreage with Res

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 64

Zoning HWY-C

# **Listing Details**

Listing Office eXp Realty

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