

# \$450,000 - 2408 11a, Coaldale

MLS® #A2257017

**\$450,000**

5 Bedroom, 3.00 Bathroom, 1,361 sqft

Residential on 0.17 Acres

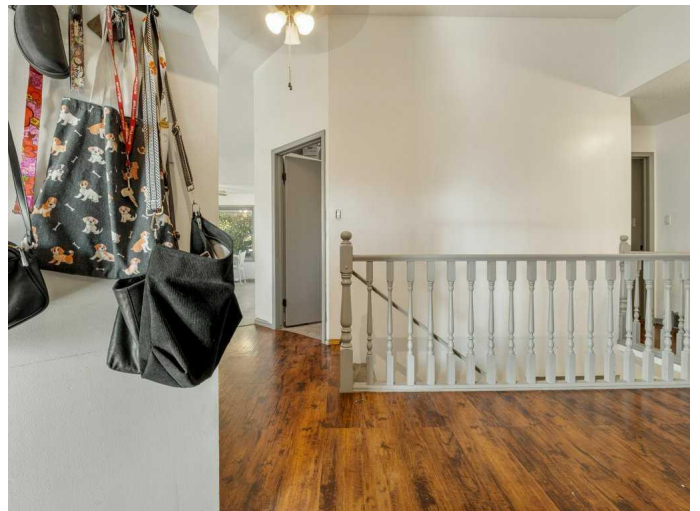
NONE, Coaldale, Alberta

This spacious five-bedroom, three-bathroom home offers the perfect blend of comfort and functionality, set on a desirable pie-shaped lot in a quiet neighborhood. With three bedrooms upstairs and two more downstairs, there's plenty of room for family living, guests, or a home office setup. The main level features a bright and inviting layout with a practical flow between the living, dining, and kitchen areas. Downstairs, you'll find a fully developed basement with additional bedrooms and versatile living space. An attached garage provides convenience and extra storage, while the expansive backyard is ideal for kids, pets, or outdoor entertaining. Whether you're looking to grow into a family home or simply want more space to enjoy, this property is ready to welcome you. Located in the friendly community of Coaldale, you'll be close to schools, parks, and local amenities while still enjoying a peaceful small-town atmosphere.

Built in 1995

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257017  |
| Price          | \$450,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,361     |



|            |             |
|------------|-------------|
| Acres      | 0.17        |
| Year Built | 1995        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2408 11a          |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | t1m1p2            |

### **Amenities**

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

### **Interior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Ceiling Fan(s), Wet Bar, Vaulted Ceiling(s) |
| Appliances        | See Remarks                                 |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | Central Air                                 |
| Fireplace         | Yes                                         |
| # of Fireplaces   | 1                                           |
| Fireplaces        | Gas                                         |
| Has Basement      | Yes                                         |
| Basement          | Finished, Full                              |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Lighting, Rain Gutters              |
| Lot Description   | Back Lane, Back Yard, Irregular Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Stucco, Wood Frame           |
| Foundation        | Poured Concrete                     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | R-L                  |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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