# \$309,000 - 36205 Highway 872, Coronation

MLS® #A2228041

### \$309,000

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 46â€~ x 50â€~ metal clad equipment storage building with power and built on lean to. Another 32â€~ 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 \$309,000

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, RV Access/Parking, Additional Parking, Double Garage

Detached, Garage Faces Front, Gravel Driveway, Insulated, 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 137 Zoning AG.

## **Listing Details**

Listing Office Royal Lepage Rose Country Realty

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