

# \$1,650,000 - 2702 30 Street, Coaldale

MLS® #A2235882

**\$1,650,000**

6 Bedroom, 4.00 Bathroom, 3,104 sqft

Residential on 1.89 Acres

NONE, Coaldale, Alberta

Country living in Coaldale. The classic farm style acreage home is on 1.89 acres with all the town amenities and right across from Lando Lakes golf course. This home has 6 bedrooms and 4 bathrooms. The timeless architecture is Pinterest worthy. Imagine sitting on your wrap around balcony looking onto a fully matured landscaped yard with over 70 trees and shrubs. The entire property has underground sprinklers and drips to make your life easier. When you walk in to the home you will immediately be greeted with character from the custom oak flooring and solid oak doors throughout. The layout is simple and functional with a gas fireplace and antique mantle. The large kitchen has antiqued maple cabinets with a beautiful gas heartland stove, traditional farm sink and huge granite island. The dining area is large looking onto the wrap around back deck. The large windows invite nature into the space. Every inch of this home has been chosen with love. Crystal door knobs and a beautiful claw tub to give this home special touches. Upstairs you will find 4 bedrooms, 2 bathrooms and the laundry room with plenty of storage. The primary bedroom feels like you are on vacation. You enter through french doors and it includes a walk in closet and large master bathroom. The basement includes its own entrance with plenty of space for your growing family and guests. A custom built Murphy bed adds functionality to the space. To top it off there is a heated garage with (Gordon Ray)



custom tile flooring , cabinets and counters with galvanized counter tops. There is also a 30'x 12' equipment shop that is insulated , heated, with power and epoxy flooring. The garden shed also allows you to store all of your snow removal and lawn equipment. The home is perfect for a large family or how about a new business venture like a bed and breakfast. This home is packed with character and is looking for it's next owner.

Built in 2000

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2235882                         |
| Price          | \$1,650,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 3,104                            |
| Acres          | 1.89                             |
| Year Built     | 2000                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2702 30 Street    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1P1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Gas Stove |
| Heating           | Forced Air                                        |
| Cooling           | Central Air                                       |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 2                                                 |
| Fireplaces        | Gas                                               |
| Has Basement      | Yes                                               |
| Basement          | Full, Finished                                    |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | See Remarks           |
| Roof              | Asphalt Shingle       |
| Construction      | Masonite, See Remarks |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 69             |
| Zoning         | residential    |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Real Estate Centre - Coaldale |
|----------------|-------------------------------|

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