

# \$1,190,000 - 3107 30 Street, Coaldale

MLS® #A2205624

**\$1,190,000**

5 Bedroom, 4.00 Bathroom, 2,093 sqft

Residential on 1.10 Acres

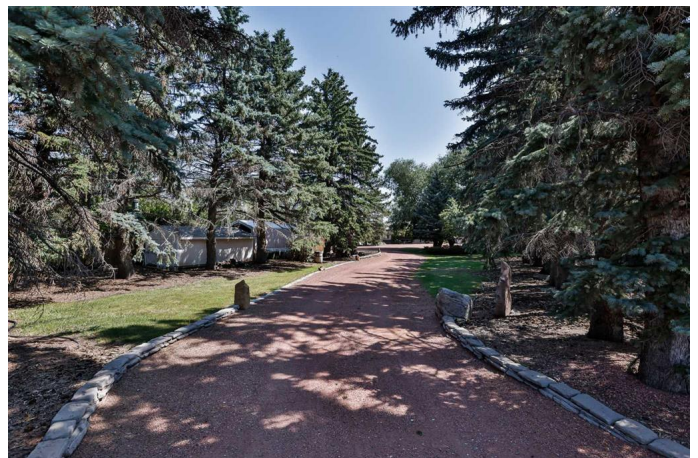
NONE, Coaldale, Alberta

Located on 30th Street Coaldale and backing onto Land 'O Lakes Golf Community... This home has over 4000 Square feet of developed living space, an attached triple heated garage with over 900 Square feet of room, a HUGE DECK, backing on large fully landscaped yard boasting three water features, and mature trees overlooking the 8th fairway. The lower level is set up as a legal in-law suite, Complete with Sprinkler system for fire protection. with Kitchen living area, as well as two bedrooms, and 4-pc bathroom. the details are in the photos... Book your showing with your favourite Realtor.

Built in 1995

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2205624                         |
| Price          | \$1,190,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,093                            |
| Acres          | 1.10                             |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3107 30 Street    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1P1           |

## Amenities

|                |                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                                                            |
| Parking        | Heated Garage, Insulated, Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Oversized, Triple Garage Attached, Workshop in Garage |
| # of Garages   | 3                                                                                                                                            |

## Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Separate Entrance, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                                                                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                     |
| Fireplaces        | Great Room, Wood Burning, Double Sided                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                                                                 |

## Exterior

|                   |                                                                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Fire Pit, Private Entrance, Rain Gutters                                                                                                                                                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, See Remarks, Treed, Brush, Close to Clubhouse, Corners Marked, On Golf Course, Many Trees, No Neighbours Behind, Private, Secluded, Underground Sprinklers, Waterfall |
| Roof              | Cedar Shake                                                                                                                                                                                                                                                               |
| Construction      | Concrete, Stone, Stucco, Wood Frame                                                                                                                                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                                                                                                                                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 40               |
| Zoning         | R-1A             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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