

# \$479,900 - 2017 17 Street S, Coaldale

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MLS® #A2215585

**\$479,900**

5 Bedroom, 2.00 Bathroom, 1,613 sqft

Residential on 0.16 Acres

NONE, Coaldale, Alberta

Welcome to your next home in the heart of Coaldale! This bungalow offers everything you need and more. Step inside to a spacious living room featuring a bright bay window, flowing seamlessly into the kitchen and dining area, perfect for everyday living or entertaining guests. The main floor offers three generously sized bedrooms, each with double closets, a full four-piece bathroom nearby, and plenty of extra storage space. Head downstairs and discover even more space with a second kitchen (ideal for summer cooking or hosting family events), two additional bedrooms, a flexible dining/games area, a three-piece bathroom, and a cold room tucked under the stairs. Youâ€™ll also love the cozy basement living room, complete with a wood-burning fireplace and custom built-ins for added charm and functionality. Additional highlights include a heated double attached garage, a large backyard ready for your personal touch, a newer roof, newer hot water tank, and central air conditioning for those warm summer days. Located just steps away from schools, the public library, and Coaldaleâ€™s newly revitalized downtown area, this home truly has it all. Take a look at the virtual tour and schedule a showing with a Realtor today.

Built in 1984

## Essential Information

MLS® #

A2215585



Price	\$479,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,613
Acres	0.16
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2017 17 Street S
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1E6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Storage
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	17
Zoning	R-1A

### **Listing Details**

Listing Office	Lethbridge Real Estate.com
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