

\$434,900 - 2117 10a Street, Coaldale

MLS® #A2236670

\$434,900

4 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.15 Acres

NONE, Coaldale, Alberta

Are you looking for a well laid-out home, in a great neighbourhood and community? Take a closer look at this 4 bedroom, 2.5 bath, semi-open concept, 4 level split home, in Coaldale, AB. Coaldale is a desirable community with almost all amenities and that sought after "Small Town Feel". For all other amenities Lethbridge is a short 20 minute drive away. This home is located on a quiet street with mature trees and a T-intersection at both ends of the block. Approaching the home you will notice the nicely landscaped front yard, well cared for home, and the concrete off-street parking pad, which continues to the 16x24 garage in the back yard. Coming in the front entry you are welcomed by a semi-open concept living room, kitchen and dining room. Imagine this home as a backdrop to making memories with guests, friends, and family. The well appointed kitchen offers plenty of cabinets, 3 major appliances and a large window to enjoy natural light and lookout to the back yard. The semi-separate and spacious dining room has ample room for gathering and the living room offers plenty of space for furniture and relaxing. From the main floor, 7 steps up brings you to the top level of this home. Here you will find the main 4 pc bathroom, a linen closet, a broom closet, 2 good sized bedrooms, and the primary bedroom with a 1/2 bath ensuite and extra closet space. Seven steps down from the main floor brings you to the family room, a great place for youngsters to spend time without



being far from the main floor. There is also a good size mud room off of the walk-up basement entry, which leads to the back yard and deck. Seven more steps down brings you to the lower basement which is home to the laundry room, another good sized bedroom for guests (please confirm window size for egress), the utility room and an office or craft room which could be made into a 5th bedroom. Heading out to the back yard there are more mature trees, raised garden beds, and plenty of room for children to play, or simply enjoy the outdoors on the large deck and concrete patio. The insulated garage provides plenty of comfortable space for projects or storage. The included storage shed provides more storage for outdoor equipment or off season items. Come and see this move-in-ready home in a fantastic location! It won't last long!!

Built in 1982

Essential Information

MLS® #	A2236670
Price	\$434,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	0.15
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	2117 10a Street
Subdivision	NONE

City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1B6

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Garden, Interior Lot, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	7
Zoning	R1A

Listing Details

Listing Office	Real Estate Centre - Coaldale
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