

# \$295,000 - 1011 Summer Street, Coaldale

MLS® #A2243772

**\$295,000**

2 Bedroom, 1.00 Bathroom, 1,059 sqft

Residential on 0.10 Acres

NONE, Coaldale, Alberta

Are you looking for an affordable home in a great location? Consider this 2010, custom built, RTM home, on a concrete foundation, in Coaldale, AB. Coaldale is a growing community with almost all amenities and for everything else, Lethbridge is a short 20 min drive away. This home is backing onto the pond at the Seasons Manufactured Home Park, in Coaldale. A tranquil and peaceful neighbourhood that is far enough from traffic and highway noise, that it feels like living in the country. Approaching the property you will notice the large 16 ft by 24 ft single car garage, beautifully landscaped yard, featuring underground sprinklers, and off street parking for 3 vehicles. Coming up the black brick walk-way you will notice the attention to detail and the deluxe exterior finishings on this custom home. A few steps up and explore the spacious entry with built in cabinets, skylights, and an upright freezer. A short walk through the entry and you will see the open walking paths and the pond that give this home the feel of countryside/cabin-at-the-lake living. Step out onto the back patio and enjoy the well kept back yard, also with underground sprinklers, and semi-mature trees and shrubs. Back inside the entry, explore the kitchen, dining room, and living room and enjoy the vaulted ceilings, built-in electric fireplace, built-in storage and built-in TV. The well appointed kitchen features 4 appliances, plenty of cabinets, an under sink hot water booster, and a skylight above, to provide extra



lighting. The living room also has plenty of windows that let in a generous amount of natural lighting. Imagine making memories with family, friends, and guests here, with this home as a backdrop. Around the corner from the kitchen is the broom closet with power to plug in cordless cleaning devices. Exploring the home further reveals a second bedroom suitable as an office/project/guest/baby room. A little further is the 4 piece bathroom with a 30in x 60in jetted whirlpool tub. Finishing off the floor plan is the large master bedroom, featuring a large vanity with sink, built-in cabinets, built-in closet storage, stacked washer and dryer, and back-up generator control unit. The back-up generator is included, and a small backyard storage shed. Come and see this home that feels so much like a cabin at the lake right here in Coaldale! It won't last long!

Built in 2010

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2243772                         |
| Price          | \$295,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,059                            |
| Acres          | 0.10                             |
| Year Built     | 2010                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1011 Summer Street |
| Subdivision | NONE               |
| City        | Coaldale           |

|             |                   |
|-------------|-------------------|
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 0C6           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | RV/Boat Storage, Visitor Parking |
| Parking Spaces | 3                                |
| Parking        | Single Garage Detached           |
| # of Garages   | 1                                |
| Waterfront     | Pond                             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Open Floorplan, Vinyl Windows, Walk-In Closet(s)                         |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room   |
| Has Basement      | Yes   |
| Basement          | Crawl Space, None   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed, Underground Sprinklers, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 29th, 2025           |
| Days on Market | 2                         |
| Zoning         | R-3 Manufactured Home Par |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.