

# \$615,000 - 3113 13 Street, Coaldale

MLS® #A2216771

**\$615,000**

5 Bedroom, 3.00 Bathroom, 1,213 sqft  
Residential on 0.22 Acres

NONE, Coaldale, Alberta

Welcome to your brand new home in the thriving Town of Coaldale! Nestled on a nearly quarter-acre lot along a peaceful street, this property offers a quiet, out-of-town feel while still being just minutes from downtown. Step inside from the spacious double garage into a generous foyer with a closet large enough for your entire shoe collection. The bright and open main floor is filled with natural light, showcasing the beautiful cabinetry and countertops. The expansive dining area is perfect for hosting family gatherings, while the main floor also includes a convenient laundry room, two bedrooms, and two bathrooms—including a lovely primary suite with a private 3-piece ensuite. Downstairs, the fully finished basement offers even more living space with a massive family room, three additional bedrooms, and a full bathroom with built-in cabinetry for added storage. Located in a quiet neighborhood, this home is the perfect blend of space, comfort, and convenience. Don't wait long for this one.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2216771  |
| Price      | \$615,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 1,213       |
| Acres          | 0.22        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3113 13 Street    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 0E7           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer |
| Heating           | Central   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Other                  |
| Lot Description   | Back Yard              |
| Roof              | Asphalt Shingle, Metal |
| Construction      | Concrete, Wood Frame   |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 88               |

Zoning

CR-2

Listing Details

Listing Office

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