

# \$729,900 - 3036 21 Street, Coaldale

MLS® #A2203534

**\$729,900**

6 Bedroom, 4.00 Bathroom, 2,774 sqft

Residential on 0.15 Acres

NONE, Coaldale, Alberta

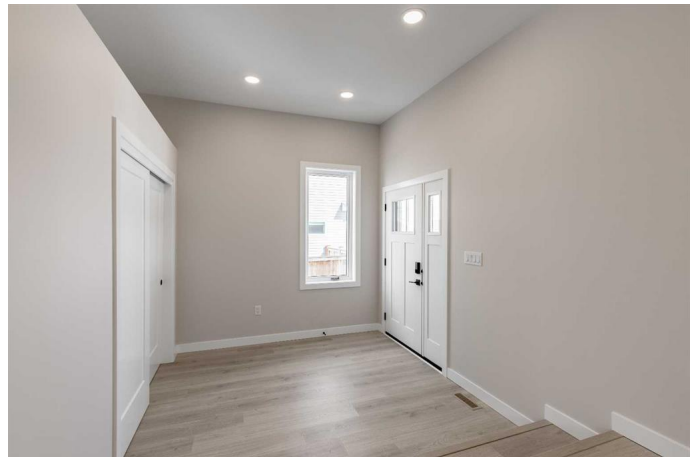
Welcoming a new flare to builds - The Kate by Hoku Homes! This tremendous 2 storey is massive, fully finished and stocked with one of a kind upgrades! This flagship property boasts over 2,600 sq/ft of living space above grade alone, with an open concept, perfect for entertaining main floor that includes a cozy fireplace, well sized kitchen and plentiful natural light! There's a half bath for guests tucked away from the kitchen and a true double attached garage that is already wired for EV vehicles! The second floor is fit for the whole family - there's 4 bedrooms up PLUS an office! The primary suite includes an incredible walk-in closet that features a skylight, island and is connected with the laundry room and 5 piece ensuite bathroom. The secondary bathroom upstairs is a 5 piece with separate shower/toilet area from the sinks - making bed time a breeze with the kids! The finished basement hosts a theatre room, 2 well sized bedrooms, 4 piece bathroom and storage space. There's wiring for a hot tub on the patio, a full deck with gas line for your BBQ and finally, there's pre-installed wiring for solar panels!

Built in 2024

## Essential Information

MLS® # A2203534

Price \$729,900



|                |             |
|----------------|-------------|
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,774       |
| Acres          | 0.15        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3036 21 Street    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 0E9           |

### Amenities

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

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)                                                                                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                             |
| Cooling           | None                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                      |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Back Lane, Back Yard, Standard Shaped Lot |
| Roof              | Asphalt Shingle                           |
| Construction      | Wood Frame                                |
| Foundation        | Poured Concrete                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 147              |
| Zoning         | R-1A             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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