

# \$615,000 - 42 Waterfront Landing, Coaldale

MLS® #A2199609

**\$615,000**

6 Bedroom, 4.00 Bathroom, 1,595 sqft

Residential on 0.15 Acres

NONE, Coaldale, Alberta

Welcome to 42 Waterfront Landing, a stunning property nestled in a serene cul-de-sac just two blocks from the picturesque Land O Lakes golf course. Built in 2010, this spacious home features six bedrooms and three and a half bathrooms, making it perfect for families of all sizes.

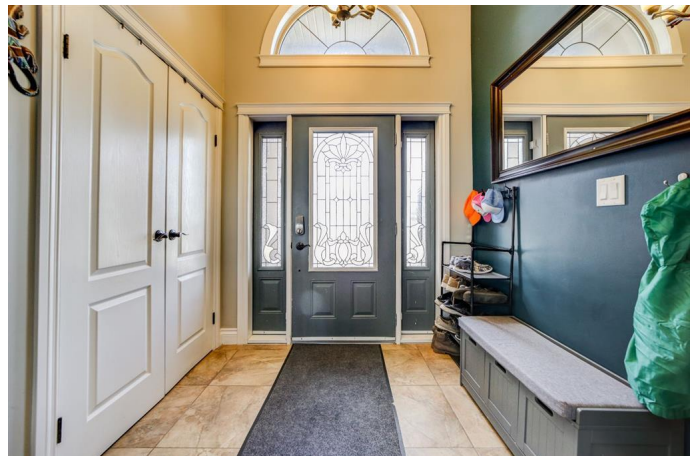
The modern open floor concept creates a welcoming atmosphere, ideal for entertaining and family gatherings. The unique pie-shaped lot offers ample outdoor space, enhancing the property's charm and privacy.

Enjoy the convenience of a double attached garage and the additional possibilities of a walkout basement—perfect for a home gym, recreational area, or extra living space. With its picturesque views and peaceful surroundings, this exceptional home is a true gem in a desirable location. Don't miss your chance to make it yours!

Built in 2010

## Essential Information

MLS® #	A2199609
Price	\$615,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,595
Acres	0.15
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	42 Waterfront Landing
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 0B4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Masonry, Family Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	70
Zoning	RS

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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