

# \$750,000 - 3036 21 Street, Coaldale

MLS® #A2203534

## \$750,000

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 \$750,000

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, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s)
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, Stand
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	March 19th, 2025
Days on Market	59
Zoning	R-1A

**Listing Details**

Listing Office	Grassroots Realty Group
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