

# \$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.

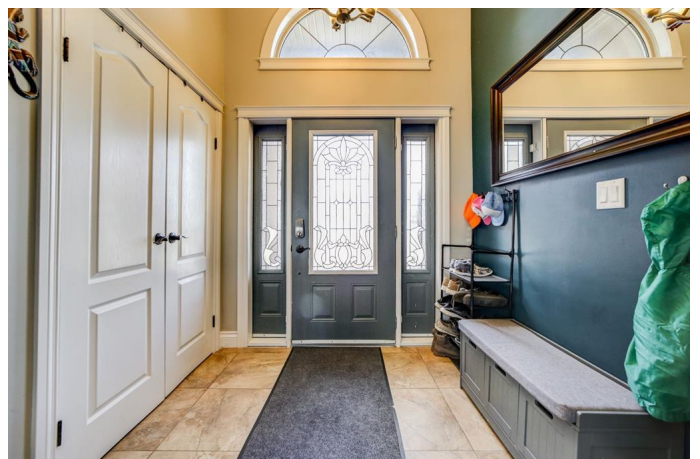
The modern open floor concept creates a welcoming atmosphere, ideal for entertaining and family gatherings. The unique pie-shaped lot offers ample outdoor space, enhancing the property's charm and privacy.

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	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Closet Organizers, Granite Counters, Jetted Tub, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Family Room, Masonry
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	Stucco, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	59
Zoning	RS

### **Listing Details**

Listing Office	Onyx Realty Ltd.
----------------	------------------

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.