# \$390,000 - 5314 Municipal Road, Coronation

MLS® #A2223635

### \$390,000

5 Bedroom, 3.00 Bathroom, 1,622 sqft Residential on 3.21 Acres

NONE, Coronation, Alberta

Welcome to Coronation, this 3.21 acre parcel is situated on the north west side, still within the town limits, north of the hospital. There are two parcels, sold together, one with the house -1.09 acres, beautiful landscaping and shrubbery and second lot with a fully fenced 2.12 acre lot with page wire fencing around numerous trees, comes with the 2 metal sea cans and a garden shed, all are included. . This beautiful home is a 1600 plus sq ft bungalow, with metal roof, wood looking(composite) siding, attached double heated garage and a front deck that has stone and rock accents and the overhanging roof. This custom built 1992(approx) home, has 5 bedrooms, three bathrooms and a den that faces east to watch the sunrise and the beauty that lies outside. It also has a large living room with vaulted ceiling(14ft) and a cozy kitchen with an eating area. Finally there is a separate dinning room just off the kitchen area. The windows in this home are extra large and plentiful, with metal covered exterior and wood interior. These add an abundance of light into the home. The west ones also include a large set of patio doors off the living room onto the large west deck. There has been new vinyl flooring put in throughout the upstairs. Downstairs is the large rumpus room, with newer flooring, 2 comfortable bedrooms, a four piece bathroom, loads of storage in the cold room and the utility room, along with washer and dryer and the heating system that is run by the on demand heater as the







house has radiant heat throughout the entire building(both floors). Off the living room is a large 20x20 ft deck plus a 12 x 12ft attached deck facing out towards the west. There is a fenced dog run and plenty of room for those who want a garden. With so much potential and an abundance of space this is a one of a kind home to invest in.

#### Built in 1992

#### **Essential Information**

MLS® # A2223635 Price \$390,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,622 Acres 3.21 Year Built 1992

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 5314 Municipal Road

Subdivision NONE

City Coronation

County Paintearth No. 18, County of

Province Alberta
Postal Code T0C1C0

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Garage Faces Side,

Gravel Driveway, Heated Garage, Insulated

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, Wood Windows, Laminate Counters,

Storage

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Instant Hot Water,

Refrigerator, Washer, Window Coverings

Heating High Efficiency, Natural Gas, Radiant

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit, Garden, Private Yard, Rain Gutters

Lot Description Backs on to Park/Green Space, Back Yard, Corner Lot, Corners Marked,

Dog Run Fenced In, Front Yard, Garden, Lawn, Landscaped, Level,

Many Trees, No Neighbours Behind, Views

Roof Metal

Construction Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 3rd, 2025

Days on Market 155

Zoning R1

## **Listing Details**

Listing Office Sutton Landmark Realty

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.