

# \$710,000 - 2546 Aspen Drive, Coaldale

MLS® #A2237222

**\$710,000**

4 Bedroom, 4.00 Bathroom, 2,253 sqft

Residential on 0.18 Acres

NONE, Coaldale, Alberta

Designed with both function and family fun in mind, this exceptional home offers an ideal blend of comfort, space, and style. Featuring a sunroom, mudroom, over 550 sq. ft. of outdoor decking, and a second-level theatre room with a zoned sound system, it's ready for that special family to move in and make memories. With 4 spacious bedrooms and 4 bathrooms, this home offers plenty of room to grow. Enjoy the convenience of two family rooms, a heated double-car garage, and an extra-large front driveway—perfect for gatherings or multi-vehicle households. Comfort and quality are evident throughout with a high-efficiency furnace, in-floor heating in the ensuite and lower-level bathroom, and thoughtful extras like underground sprinklers and a gas BBQ hookup. Whether you're relaxing in the theatre room, entertaining on the deck, or enjoying quiet mornings in the sunroom, this home delivers in every way. Easy to show and ready to impress!

Built in 2012

## Essential Information

MLS® #	A2237222
Price	\$710,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,253
Acres	0.18
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2546 Aspen Drive
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 0C7

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### Interior

Interior Features	Tankless Hot Water, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Few Trees, Landscaped, No Neighbours Behind, Creek/River/Stream/Pond, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 5th, 2025

Days on Market            50

Zoning                        R-1A

### **Listing Details**

Listing Office                Lethbridge Real Estate.com

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