

# \$1,150,000 - 85045 Hyw 845, Coaldale

MLS® #A2225927

**\$1,150,000**

5 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 2.79 Acres

NONE, Coaldale, Alberta

Spacious Acreage Living with Modern Comforts & Year-Round Enjoyment. Welcome to this beautifully developed 1,551 sq. ft. home offering 5 bedrooms and 3 full bathrooms, perfect for families who value space and functionality. Designed for comfort and lifestyle, this property combines the charm of country living with thoughtful modern upgrades. Interior Highlights: Large country kitchen with stainless steel appliances, walk-in pantry, breakfast bar, and direct access to the sunroom and deck. Main floor laundry room conveniently located just off the oversized 25' x 30' attached garage. Primary bedroom retreat includes a walk-in closet, private ensuite, and a separate entrance to a cozy east-facing sunroom—heated and featuring a gas fireplace for year-round relaxation. Three fireplaces throughout the home (2 gas, 1 wood-burning) create warm, inviting spaces for the whole family. On-demand hot water system for continuous comfort. Outdoor Features: Stunning, mature yard with paved driveway and lush landscaping including trees, flower beds, and a well-maintained lawn. Underground sprinkler system (6 zones) using SMRID irrigation water for cost-effective watering. Two large outbuildings, perfect for storage, workshops, or hobbies, all enclosed with maintenance-free heavy-gauge white aluminum fencing. Family-friendly yard featuring a pickleball court, swing sets, and even an outdoor rink—imagine watching the kids play from



your deck! This is more than just a homeâ€”it's a lifestyle. Don't miss your chance to enjoy private, peaceful acreage living with room for everyone and everything.

Built in 1995

**Essential Information**

MLS® #	A2225927
Price	\$1,150,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,550
Acres	2.79
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

**Community Information**

Address	85045 Hyw 845
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1N2

**Amenities**

Parking	Double Garage Attached
# of Garages	3

**Interior**

Interior Features	Pantry, Quartz Counters, Skylight(s)
Appliances	Dishwasher, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	3
Fireplaces	Electric, Gas, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

## Additional Information

Date Listed	May 29th, 2025
Days on Market	22
Zoning	Urban Fringe

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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