

# \$717,000 - 2546 Aspen Drive, Coaldale

MLS® #A2237222

**\$717,000**

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      | \$717,000 |
| 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 | Smart Home, Tankless Hot Water, Walk-In Closet(s)                   |
| 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, Creek/River/Stream/Pond, Few Trees, Landscaped, No Neighbours Behind, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Composite Siding                                                                                        |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 5th, 2025  
Days on Market        42  
Zoning                      R-1A

**Listing Details**

Listing Office            Lethbridge Real Estate.com

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