

**4501 East Service Road
Coronation, Alberta**

MLS # A2252761

\$275,000



Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Acreage with Residence, Bungalow	
Size:	1,248 sq.ft.	Age: 1995 (31 yrs old)
Beds:	4	Baths: 2 full / 1 half
Garage:	Garage Faces Front, Off Street, Triple Garage Attached	
Lot Size:	18.63 Acres	
Lot Feat:	Back Yard, Garden, No Neighbours Behind, Private	

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum, Slate	Sewer:	Septic Field
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	HWY-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Light Tower (generator)		

Spacious Acreage Retreat on the Edge of Town — 18.63 Acres of Possibility Discover the perfect blend of privacy, space, and convenience with this stunning 18.63-acre property located within town limits. Whether you're seeking a peaceful lifestyle or room to grow, this acreage offers endless potential. The Home - This bright and welcoming 4-bedroom, 2.5-bath home is filled with natural light, thanks to its many large windows—most of which have been recently replaced. The layout is both functional and inviting, with plenty of room for family, guests, or creative projects. A full basement adds even more space, offering extensive storage and flexibility for hobbies, a workshop, or future development. Triple Car Garage - Enjoy the convenience and versatility of a spacious triple car garage—perfect for vehicles, tools, recreational gear, or even a home-based business setup. Whether you're a car enthusiast or just need extra room, this garage delivers. The Land - With nearly 19 acres to call your own, there's room to roam, garden, build, or simply enjoy the wide-open views. The property includes a reliable well and is ideally situated for those who want the tranquility of country living without sacrificing access to town amenities. Highlights 4 spacious bedrooms and 2.5 bathrooms Triple car garage 18.63 acres of usable land Full basement with abundant storage Bright interior with updated windows Private well water system Peaceful edge-of-town location This is more than just a home—it's a lifestyle waiting to be embraced. Come see the space, the light, and the possibilities.