

# \$525,000 - 301 West Gate Crescent, Coaldale

MLS® #A2200871

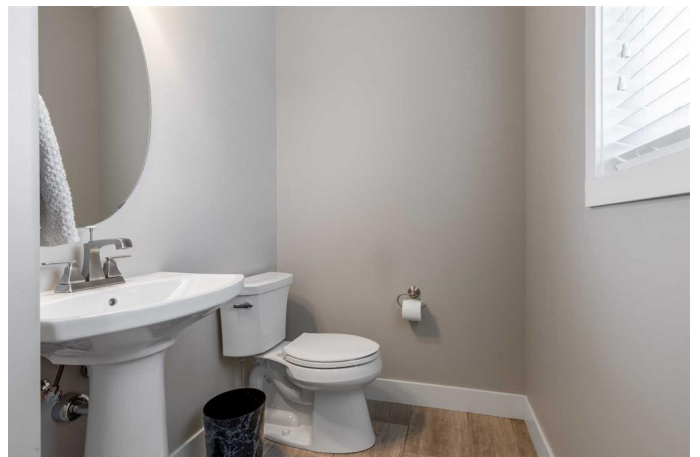
**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,642 sqft

Residential on 0.13 Acres

NONE, Coaldale, Alberta

Welcome to this stunning 2-story home located on the desirable Westgate Crescent in Coaldale. This spacious property features 3 beautifully appointed bedrooms and 2.5 bathrooms, offering the perfect balance of comfort and functionality for modern living. As you step inside, you'll be greeted by a bright and airy open-concept layout that seamlessly connects the living, dining, and kitchen areas. The well-designed kitchen boasts plenty of storage space, providing ample room for all your culinary needs and making it a true focal point of the home. The generous floor plan includes a cozy living area, ideal for relaxing or entertaining guests. Upstairs, you'll find three spacious bedrooms, including a master suite with an ensuite bathroom. The basement is unfinished so bring your ideas. This home also features a convenient double attached garage, offering ample parking and additional storage space. Situated on a prime corner lot, you'll enjoy extra yard space and the added privacy that comes with this unique location. Don't miss out on this exceptional opportunity to own a beautiful home in one of Coaldale's most sought-after neighborhoods!



Built in 2015

## Essential Information

MLS® #	A2200871
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,642
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	301 West Gate Crescent
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M1M1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 19th, 2025
Days on Market	59
Zoning	RS

**Listing Details**

Listing Office	Grassroots Realty Group
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