

# \$463,900 - 1913 Parkside Way, Coaldale

MLS® #A2256325

**\$463,900**

4 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.10 Acres

NONE, Coaldale, Alberta

Step into this modern bi-level home in Coaldale's Parkside community, where thoughtful design and quality finishes come together to create a space that's both functional and inviting. The main floor offers an open concept layout with a bright living area, dining space, and a stylish kitchen complete with custom soft-close cabinetry, a sleek range hood, and durable vinyl plank flooring that ties the space together beautifully. Downstairs, the fully finished lower level expands your living space with two additional bedrooms, a full bathroom, and a large family room that's perfect for movie nights or a play space. Outdoor living is just as enjoyable with a welcoming front porch, a rear deck perfect for summer barbecues, and a front parking pad that provides plenty of off-street parking, leaving you with room for a future rear parking pad and garage (buyer to confirm with the Town of Coaldale). Built with efficiency and comfort in mind, this home includes an ICF foundation, Navien tankless hot water system, and a new home warranty for peace of mind. All of this is located in a family-friendly neighborhood close to schools, parks, and shopping, with easy access to Lethbridge, making it a great fit for both first-time buyers and growing families. Contact your REALTOR® today for more information!

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2256325    |
| Price          | \$463,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,230       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1913 Parkside Way |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 0E8           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Vaulted Ceiling(s)                         |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Other                                                     |
| Lot Description   | Front Yard, See Remarks                                   |
| Roof              | Asphalt Shingle                                           |
| Construction      | ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame |

Foundation                    ICF Block

**Additional Information**

Date Listed                    September 12th, 2025  
Days on Market                23  
Zoning                            R1C

**Listing Details**

Listing Office                   Century 21 Foothills South Real Estate

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