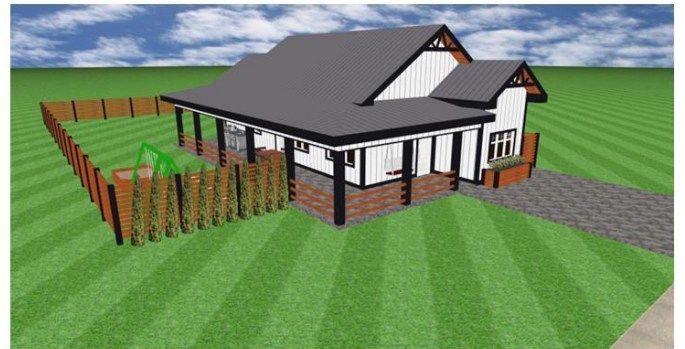# $369,900 - 4818 York Avenue, Coronation

$369,900

2 Bedroom, 2.00 Bathroom, 1,125 sqft
Residential on 0.20 Acres

NONE, Coronation, Alberta

Discover your perfect retreat in Coronation, Alberta—a stunning 1,125 sq ft single-story home crafted by Green Castle Environmental, tailored for seniors and small families from anywhere, who are seeking a peaceful, accessible lifestyle. This residence boasts a contemporary exterior and an expansive covered porch—ideal for enjoying the serene landscape or family gatherings. The spacious yard offers room for a garage you always wanted. A paved driveway with a walkway adds to the home's welcoming curb appeal. Step inside to an inviting, single-level interior designed for ease and comfort. The open- concept layout seamlessly connects the living, dining, and kitchen areas, perfect for small families or seniors seeking low-maintenance living. Warm, durable LVT flooring flows throughout, offering elegance and easy care. The kitchen features a large island with bar seating, EnergyStar appliances, ample cabinetry, and a stylish backsplash—ideal for preparing meals with convenience. The adjacent dining area provides space for a table, perfect for shared family meals or quiet dinners. The home includes two well-appointed bedrooms designed for accessibility. The master bedroom offers a spacious layout with ample storage and an ensuite bath, while the second bedroom suits children or guests with its versatile design. Both rooms are bathed in natural light through triple-pane windows, enhancing the bright, airy feel while improving

energy efficiency. A modern bathroom with a toilet, sink, and tub/shower combo, plus a convenient laundry area with space for a washer and dryer, caters to daily needs. Ample storage, including closets and shelving, ensures organized living. This eco-conscious home features a 95% efficient furnace and hot water heater, keeping utility costs low—a boon for retirees or growing families. Triple-pane windows and EnergyStar appliances further enhance energy efficiency, making it sustainable and comfortable year-round. This Coronation gem is conveniently located with driving distances of approximately 1 hour to Stettler for major shopping needs. The Village of Coronation, was incorporated on Dec 16 1911 and was named for the coronation of George V. It provides a serene escape with modern amenities. Families and seniors will appreciate the K-12 school, swimming pool, museum, art gallery, and restaurants. The Coronation Hospital & Care Centre is the largest hospital of the 3C's (Castor, Coronation and Consort), and is on call 24 hours.

Built in 2025

Essential Information

MLS® #	A2221671
Price	$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,125
Acres	0.20
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status   Active

Community Information

Address   4818 York Avenue
Subdivision   NONE
City   Coronation
County   Paintearth No. 18, County of
Province   Alberta
Postal Code   T0C 1C0

Amenities

Parking Spaces   2
Parking   Off Street

Interior

Interior Features   Closet Organizers
Appliances   Dishwasher, Range, Range Hood, Washer/Dryer
Heating   Forced Air, Natural Gas
Cooling   Other
Basement   None

Exterior

Exterior Features   Other
Lot Description   City Lot, Cleared, Cul-De-Sac, No Neighbours Behind
Roof   Metal
Construction   Metal Siding, See Remarks
Foundation   Slab

Additional Information

Date Listed   May 15th, 2025
Days on Market   10
Zoning   R1

Listing Details

Listing Office   Coldwell Banker Ontrack Realty