

# \$990,000 - 85045 Hyw 845, Coaldale

MLS® #A2225927

**\$990,000**

5 Bedroom, 3.00 Bathroom, 1,550 sqft  
Residential on 2.79 Acres

NONE, Coaldale, Alberta

Spacious Acreage Living with Modern Comforts & Year-Round Enjoyment. Welcome to this beautifully developed 1,551 sq. ft. home offering 5 bedrooms and 3 full bathrooms, perfect for families who value space and functionality. Designed for comfort and lifestyle, this property combines the charm of country living with thoughtful modern upgrades. Interior Highlights: Large country kitchen with stainless steel appliances, walk-in pantry, breakfast bar, and direct access to the sunroom and deck. Main floor laundry room conveniently located just off the oversized 25' x 30' attached garage. Primary bedroom retreat includes a walk-in closet, private ensuite, and a separate entrance to a cozy east-facing sunroom—heated and featuring a gas fireplace for year-round relaxation. Three fireplaces throughout the home (2 gas, 1 wood-burning) create warm, inviting spaces for the whole family. On-demand hot water system for continuous comfort. Outdoor Features: Stunning, mature yard with paved driveway and lush landscaping including trees, flower beds, and a well-maintained lawn. Underground sprinkler system (6 zones) using SMRID irrigation water for cost-effective watering. Two large outbuildings, perfect for storage, workshops, or hobbies, all enclosed with maintenance-free heavy-gauge white aluminum fencing. Family-friendly yard featuring a pickleball court, swing sets, and even an outdoor rink—imagine watching the kids play from



your deck! This is more than just a home—it's a lifestyle. Don't miss your chance to enjoy private, peaceful acreage living with room for everyone and everything.

Built in 1995

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2225927                         |
| Price          | \$990,000                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,550                            |
| Acres          | 2.79                             |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 85045 Hyw 845     |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1N2           |

**Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 3                      |

**Interior**

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Pantry, Quartz Counters, Skylight(s) |
| Appliances        | Dishwasher, Stove(s), Washer/Dryer   |
| Heating           | Forced Air                           |
| Cooling           | Central Air                          |
| Fireplace         | Yes                                  |

|                 |                                |
|-----------------|--------------------------------|
| # of Fireplaces | 3                              |
| Fireplaces      | Electric, Gas, Wood Burning    |
| Has Basement    | Yes                            |
| Basement        | Exterior Entry, Finished, Full |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Other                                               |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Many Trees |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stucco                                              |
| Foundation        | Wood                                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 72             |
| Zoning         | Urban Fringe   |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.