

**4501 East Service Road  
Coronation, Alberta**

**MLS # A2252761**



**\$275,000**

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

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

**Inclusions:** Light Tower (generator)

Spacious Acreage Retreat on the Edge of Town &ndash; 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&mdash;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&mdash;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&mdash;it's a lifestyle waiting to be embraced. Come see the space, the light, and the possibilities.