

# \$369,900 - 4818 York Avenue, Coronation

MLS® #A2221671

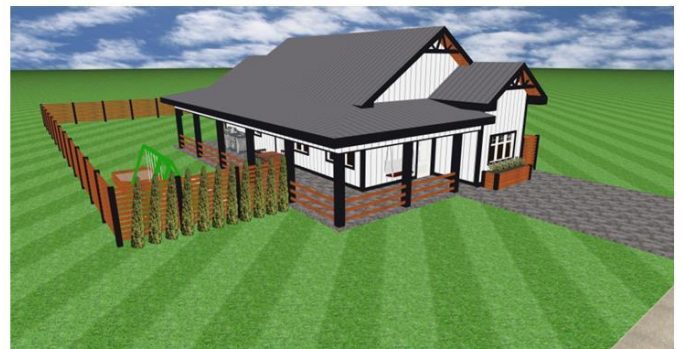
## \$369,900

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 3Câ€™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
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## 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	38
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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