

\$350,000 - 1809 22 Avenue, Coaldale

MLS® #A2224320

\$350,000

4 Bedroom, 2.00 Bathroom, 955 sqft

Residential on 0.10 Acres

NONE, Coaldale, Alberta

Charming Family Home on a Quiet, Tree-Lined Street in Coaldale! This well maintained 4-bedroom, 2-bathroom home offers space, style, and comfort in a peaceful neighbourhood! Surrounded by mature trees and situated on a quiet street, this property is perfect for families or anyone seeking a calm, welcoming setting. Inside, you'll find rich hardwood floors, central air conditioning, a bright and functional kitchen with ample cabinetry, and a modern stainless steel fridge and dishwasher. The home features two bedrooms upstairs and two more downstairs, including a lower-level bedroom with a private ensuite—ideal for guests or extended family or utilization as the primary bedroom! Enjoy a charming front yard with great curb appeal, a large front parking pad for multiple vehicles, and convenient back alley access—perfect for future garage potential or additional parking. This is a well-rounded home in a fantastic location, close to Kate Andrew's High School, John Davidson school, the Coaldale Bakery, parks, and many other amenities Coaldale has to offer! Don't delay! Call your REALTOR® and book your showing today!

Built in 1995

Essential Information

MLS® # A2224320

Price \$350,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	955
Acres	0.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1809 22 Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1E8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Days on Market	12
Zoning	R1-B

Listing Details

Listing Office	Grassroots Realty Group
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