

\$365,000 - 1706 22 Avenue, Coaldale

MLS® #A2206619

\$365,000

4 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.16 Acres

NONE, Coaldale, Alberta

A perfect starter home in Coaldale! We know these homes are hard to come by so don't hesitate - this fully finished bungalow is situated on a large lot with off-street parking, shed for outdoor storage options and even a separate entrance to the basement! The main floor has an open living, kitchen and dining area and 3 bedrooms upstairs that share a 4 piece bathroom and a mudroom with custom built-ins! The basement has a cozy living room, fourth bedroom (currently used as the primary bedroom), 4 piece bathroom with jetted tub and laundry room with storage! There is a well sized deck out back and a huge yard - landscaped with both sod and gravel, easy to personalize!

Built in 1940

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206619 |
| Price | \$365,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 961 |
| Acres | 0.16 |
| Year Built | 1940 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-------------------|
| Address | 1706 22 Avenue |
| Subdivision | NONE |
| City | Coaldale |
| County | Lethbridge County |
| Province | Alberta |
| Postal Code | T1M 1G2 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features |
| Appliances | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Playground, Private Yard, Storage |
| Lot Description | Back Lane, Few Trees, Landscaped, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 25 |
| Zoning | RS |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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