

# \$379,900 - 2206 19 Street, Coaldale

MLS® #A2207402

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.17 Acres

NONE, Coaldale, Alberta

Step into comfort, space, and functionality with this beautifully maintained 4-bedroom, 2-bathroom family home—perfectly situated in a peaceful neighborhood with nearby restaurants, a school and a church!

Inside, you™ll find a bright and inviting layout featuring stainless steel appliances, spacious areas, and elegant French doors that open to the living room, filling the home with natural light. Whether you're hosting friends or enjoying family time, the open feel makes everyday living a joy.

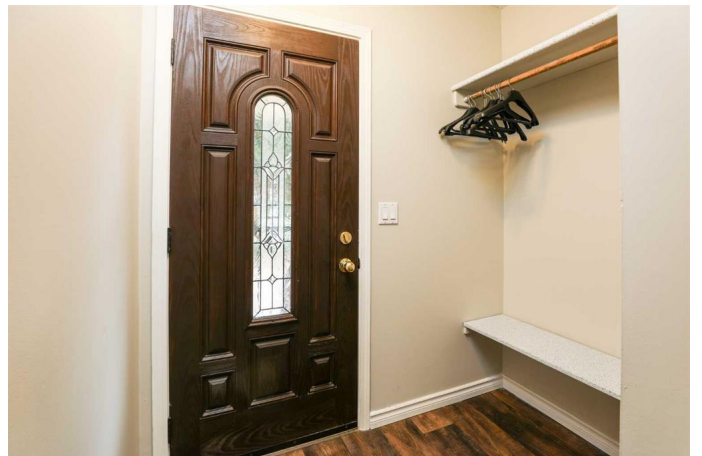
The fully finished basement offers a generous rec room and a dedicated office—ideal for working from home, hobbies, or movie nights.

Step outside and discover a backyard designed for both relaxation and entertaining, complete with a wooden gazebo and a rare RV/camper parking pad—perfect for weekend adventurers or extra vehicle storage.

This well-kept gem is move-in ready, with thoughtful details and timeless features throughout. A perfect match for growing families or anyone looking to settle into a safe, connected community.

Built in 1957

## Essential Information



MLS® #	A2207402
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,040
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2206 19 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1E0

### **Amenities**

Parking Spaces	2
Parking	See Remarks, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), French Door, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplaces	Basement, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Kennel
Lot Description	Corner Lot, Front Yard, Gazebo

Roof	Asphalt
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	Real Estate Centre - Lethbridge
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.