

# \$430,000 - 2218 13 Street, Coaldale

MLS® #A2211996

## \$430,000

5 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.14 Acres

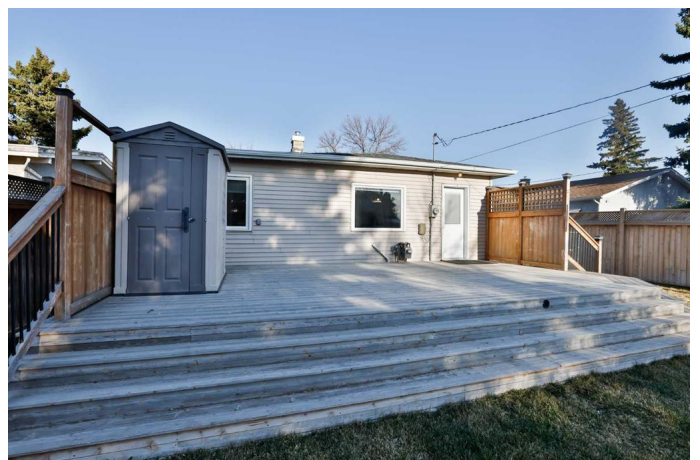
NONE, Coaldale, Alberta

This home has undergone many updates over the years, and you will love the brightness and how well-maintained it is. The bungalow offers 1559 square feet, including five bedrooms and three bathrooms, and is literally steps away from R.I. Baker Middle School.

The main floor features a beautifully spacious living room highlighted by wainscoting and a large front window. Laminate wide plank flooring runs throughout the main level. When you enter the kitchen, you will appreciate the light and brightness it offers. A window directly over the kitchen sink enhances the appeal, along with a charming island and quartz countertops. The kitchen feels spacious and includes a large window overlooking the backyard from the dining nook. The dishwasher and microwave have been newly installed in the last two weeks!

The main floor also features three bedrooms, one of which is a large primary suite with a huge walk-in closet complete with built-ins. It is just a few steps from the main four piece bathroom, which includes a five-foot tub, a shower, and a large medicine cabinet above the vanity. Additionally, there are large double closets off the hallway to the primary suite, perfect for extra storage and miscellaneous items.

There is also a half bathroom and laundry room on the main floor, complete with a rod



and counter over the side-by-side washer and dryer, which are only four years old. The wallpaper adds a cute finishing touch to this space!

Downstairs in the basement, you'll find a cozy living area featuring an electric fireplace and built-in bookshelves to complete the space. A beautifully updated bathroom with double sinks and a custom tile/glass walk-in shower separates the two large bedrooms in the basement.

In the backyard, there is a huge deck that stretches across the back of the home, making it perfect for entertaining. The yard offers a massive lawn space, is completely fenced, and backs onto an alley. (So potential for a future garage) Additional features include underground sprinklers and a dog run!

Updates and maintenance performed on this home include a new roof installed in October 2024, a new air conditioner in 2021, new laminate floors, quartz countertops, new PVC windows, and regular maintenance for the high-efficiency furnace including having ducks blown out last fall.

The front of the home features an extra-large parking area that is 36 feet deep! The front lawn also has underground sprinklers to keep it looking its best.

This bungalow is located in a prime area of Coaldale, well-kept and maintained, and ready for you to call it your next home!

Built in 1965

### **Essential Information**

MLS® #	A2211996
Price	\$430,000

Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2218 13 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1C7

### Amenities

Parking Spaces	2
Parking	Driveway, Off Street

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run
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Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	11
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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