

# \$450,000 - 1709 22 Avenue, Coaldale

MLS® #A2223960

**\$450,000**

4 Bedroom, 2.00 Bathroom, 1,252 sqft

Residential on 0.13 Acres

NONE, Coaldale, Alberta

A delightful 4 level split in Coaldale - with 4 bedrooms, 2 bathrooms and a spacious, beautifully landscaped backyard your family will love calling this place home! Fully finished with some upgrades, this home offers well sized living spaces, great storage options and a cozy fireplace to top it off! The main floor offers a large living room that connects the dining and kitchen areas. Bay windows in the front bring plentiful natural light into the living space and the dining room steps onto the deck. Heading upstairs there are 2 bedrooms - including the primary as well as a shared 4 piece bathroom. The lower level has a family room, laundry room and 3 piece bathroom, as well as a mudroom that has an exterior door for easy access to the backyard! The basement finishes off with 2 more bedrooms and more storage space! The backyard is a fully finished dream - covered patio off the home with a secondary patio area for a firepit!

Built in 1981

## Essential Information

MLS® #	A2223960
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.13



Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	1709 22 Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1G2

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Lawn, Private
Roof	Flat Torch Membrane
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
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Days on Market	2
Zoning	R1A

## **Listing Details**

Listing Office	Grassroots Realty Group
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