

# \$434,900 - 2206 17a Avenue, Coaldale

MLS® #A2240835

**\$434,900**

4 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.15 Acres

NONE, Coaldale, Alberta

Are you looking for a move-in-ready, family home, in the well desired community of Coaldale, AB? Look no further. This 4 bedroom, 2 bath, home has many features for the modern family. Approaching the property you will notice the single car garage, inviting entrance and stylish architecture. Step inside this welcoming home to the entry level living room with ceilings vaulted to the open concept kitchen and dining room. The home has new flooring throughout and has new paint in most of the upstairs. A few steps up to the dining room and explore this well equipped kitchen with S/S Appliances. Enjoy eating and relaxing outdoors with the deck just off the dining room. Across from the dining room is a good size room suitable for a variety of uses, such as an office, a baby room, or a project room. Moving further down the hall is the upstairs 4 piece bathroom with a one piece tub and surround. At the end of the hall is the spacious primary bedroom with 2 closets for plenty of storage. Finishing off the upstairs is the 3rd bedroom with plenty of room for more family, guests, etc. Moving towards the downstairs the entrance to the fully attached garage can be accessed from the entry of the home. Once down stairs the extra large family room offers plenty of space and the large windows let in a generous amount of natural light. A 5th bedroom could be created in the basement by taking a portion of the family room to do so. Also downstairs is a large bathroom with a jet tub, a 4th bedroom and the laundry &



mechanical room. The large backyard backs onto a small park with an updated playground and the lawns (both front and back have underground sprinklers. Come and see this beautiful home on a large lot in Coaldale! Near the Birds of Prey Centre! It won't last long!

Built in 1993

### Essential Information

MLS® #	A2240835
Price	\$434,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	2206 17a Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1K3

### Amenities

Parking Spaces	3
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	July 18th, 2025
Days on Market	2
Zoning	R1A

## Listing Details

Listing Office	Real Estate Centre - Coaldale
----------------	-------------------------------

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