

# \$294,900 - 1310 20 Avenue, Coaldale

MLS® #A2263881

## \$294,900

4 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.09 Acres

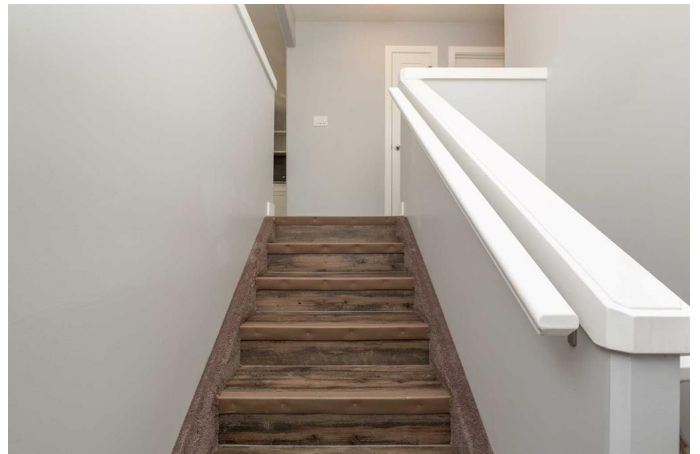
NONE, Coaldale, Alberta

OPEN HOUSE- Saturday, October 11, 1-3pm. Check out this Coaldale 1/2 duplex! This home has been extensively renovated and has 4 bedrooms, 1.5 bathrooms, hardi-board siding, with a newer roof and windows. It could easily be a 5-bedroom house too if required. This awesome layout provides the comfort of a big home, on the budget you've been waiting for. Upstairs has an open kitchen with plenty of cabinets, stainless steel appliances, and an island. The lot is large for a half duplex, 29 feet by 141 feet deep, and there is parking on the front driveway plus more room out back. You really need to add this one to your must-see list. Call your favourite REALTOR® today to view. Quick possession is no problem.

Built in 1971

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263881    |
| Price          | \$294,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 748         |
| Acres          | 0.09        |
| Year Built     | 1971        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1310 20 Avenue    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1A3           |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Concrete Driveway, Off Street |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Storage |
| Appliances        | See Remarks                             |
| Heating           | Forced Air                              |
| Cooling           | None                                    |
| Has Basement      | Yes                                     |
| Basement          | Finished, Full                          |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Yard, Landscaped, Standard Shaped Lot |
| Roof              | Membrane                                   |
| Construction      | Composite Siding                           |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 2                  |
| Zoning         | R                  |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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