

\$365,000 - 1706 22 Avenue, Coaldale

MLS® #A2206619

\$365,000

4 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.16 Acres

NONE, Coaldale, Alberta

A perfect starter home in Coaldale! We know these homes are hard to come by so don't hesitate - this fully finished bungalow is situated on a large lot with off-street parking, shed for outdoor storage options and even a separate entrance to the basement! The main floor has an open living, kitchen and dining area and 3 bedrooms upstairs that share a 4 piece bathroom and a mudroom with custom built-ins! The basement has a cozy living room, fourth bedroom (currently used as the primary bedroom), 4 piece bathroom with jetted tub and laundry room with storage! There is a well sized deck out back and a huge yard - landscaped with both sod and gravel, easy to personalize!

Built in 1940

Essential Information

MLS® #	A2206619
Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.16
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

Community Information

Address 1706 22 Avenue
Subdivision NONE
City Coaldale
County Lethbridge County
Province Alberta
Postal Code T1M 1G2

Amenities

Parking Spaces 2
Parking Off Street

Interior

Interior Features Built-in Features
Appliances Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air
Cooling Central Air
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit, Playground, Private Yard, Storage
Lot Description Back Lane, Few Trees, Landscaped, Street Lighting
Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

Additional Information

Date Listed March 31st, 2025
Days on Market 24
Zoning RS

Listing Details

Listing Office Grassroots Realty Group

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