

\$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
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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	22
Zoning	RS

Listing Details

Listing Office	Grassroots Realty Group
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