

# \$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	19
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group
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