

# \$275,000 - 2112 17 Street, Coaldale

MLS® #A2215604

**\$275,000**

2 Bedroom, 1.00 Bathroom, 620 sqft

Residential on 0.16 Acres

NONE, Coaldale, Alberta

This practical bungalow has something you've been looking for - a 664 sq/ft detached garage! Centrally located and only steps from Coaldale's main street, Spray Park and more, this 2 bed, 1 bath home has convenience written all over it! Plentiful parking options, a turn key home and a spacious backyard to enjoy. There's a bright and open concept living, dining and kitchen area, 4 piece bathroom, laundry area and 2 bedrooms.

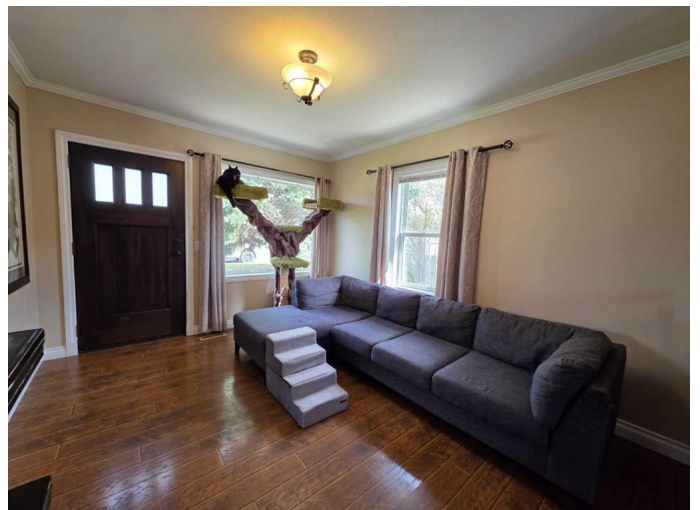
Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215604    |
| Price          | \$275,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 620         |
| Acres          | 0.16        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 2112 17 Street |
| Subdivision | NONE           |



|             |                   |
|-------------|-------------------|
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1G1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 4                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan                                          |
| Appliances        | Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Crawl Space, Partial                                                       |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Other                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, City Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Stucco                                     |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 1                |
| Zoning         | R1A              |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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