

# \$550,000 - 1708 22 Avenue, Coaldale

MLS® #A2225344

**\$550,000**

5 Bedroom, 2.00 Bathroom, 1,763 sqft  
Residential on 0.16 Acres

NONE, Coaldale, Alberta

Welcome to your new home at 1708 22 Avenue in Coaldale! This fantastic one and half story home has everything you and the family needs. As soon as you open the door, you'll notice how spacious this home is with 1,763 square feet of living space. The main level is an open floorplan with a big kitchen with lots of counter space and a pantry. There's also a great dining room area and living room with big windows which lets in lots of natural light. This level also has two bedrooms, a 4pc bathroom, and a laundry room. Moving up to the upper level, this features an amazing primary bedroom with a massive walk-in closet and 4pc ensuite. This gives you an amazing place to unwind and relax at the end of the day. Moving to the basement, there's a big recreation room that can serve whatever purpose you need, another two bedrooms, and lots of storage. There is an unfinished bathroom on this level that is waiting to be made into your dream room. This home comes equipped with a double attached garage and a big backyard. Near all the amenities Coaldale has to offer, this is the ultimate family home. Contact your favourite REALTOR® today!

Built in 2017

## Essential Information

MLS® #	A2225344
Price	\$550,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,763
Acres	0.16
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	1708 22 Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1G2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Interior Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	16
Zoning	RL

**Listing Details**

Listing Office	Onyx Realty Ltd.
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