

# \$450,000 - 2309 22 Avenue, Coaldale

MLS® #A2251391

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,041 sqft

Residential on 0.02 Acres

NONE, Coaldale, Alberta

Welcome to this exceptionally clean and well-maintained 4-level split in Coaldale – a perfect blend of comfort, space, and lifestyle. This home features newer vinyl windows on the top three levels and a newer roof, offering peace of mind and long-term value. Inside, the layout is bright and functional, ideal for families, professionals, or anyone looking for flexible living space. Across the street, enjoy direct access to a community skate park, while the backyard offers a peaceful escape. Enjoy your own private, treed oasis, complete with an oversized deck that's perfect for BBQs, summer gatherings, or simply soaking up the quiet surroundings. This property also includes a large detached garage – perfect for vehicles, storage, or a workshop setup. This home has everything you need – space, updates, location, and a lifestyle to match. Don't miss your chance to make it yours.

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251391  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,041     |
| Acres          | 0.02      |



|            |               |
|------------|---------------|
| Year Built | 1971          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2309 22 Avenue    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1H5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage                                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                                       |
| Cooling           | Central Air                                                                                      |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Electric                                                                                         |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Unfinished                                                                                 |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Standard Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Wood Siding                                                                                       |
| Foundation        | Poured Concrete                                                                                   |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 12                |
| Zoning         | R1A               |

**Listing Details**

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

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