

# \$549,900 - 2303 9 Street, Coaldale

MLS® #A2226514

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.14 Acres

NONE, Coaldale, Alberta

Welcome to 2303 9St Coaldale! This beautifully maintained 5-bedroom, 4-level split home nestled in a peaceful and sought-after neighborhood. Offering a smart layout with clean, tasteful updates throughout, this home is perfect for families or anyone looking for a comfortable, stylish living space. Enjoy spacious living areas, a walkout basement for easy indoor-outdoor flow, and a unique split backyard designed for both relaxation and entertaining. The large garage provides ample storage or workspace, and the upgraded Pixel Exterior Lighting adds a modern touch and excellent curb appeal. Located just steps from parks and playgrounds, this home combines convenience with tranquility—ideal for growing families or quiet living. Don't waste any more time and contact your favourite REALTOR® today for a showing!

Built in 1992

## Essential Information

MLS® #	A2226514
Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,417
Acres	0.14
Year Built	1992



Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	2303 9 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1N5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	14
Zoning	R-1A

### Listing Details

Listing Office

REAL BROKER

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.