

# \$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 â€” 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 â€” perfect for vehicles, storage, or a workshop setup. This home has everything you need â€” space, updates, location, and a lifestyle to match. Donâ€™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 8

Zoning R1A

### **Listing Details**

Listing Office Grassroots Realty Group

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