

# \$379,900 - 1711 23 Avenue, Coaldale

MLS® #A2253124

**\$379,900**

4 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.14 Acres

NONE, Coaldale, Alberta

Charming well-kept bungalow sitting on a spacious lot in the heart of Coaldale! This loved family home offers plenty of character and functionality. Featuring a bright usable sunroom space, central air conditioning, a single attached garage and a fully fenced backyard complete with trailer parking and underground sprinklers! Inside, youâ€™ll find plenty of very bright windows and an inviting layout with two separate entrances and even a summer kitchenâ€”perfect for extended family, guests, or future income potential. The location is hard to beatâ€”just two blocks from St. Joseph School, the Coaldale Spray Park Tot Lot, Kate Andrews School and plenty of shopping. Whether youâ€™re looking for a clean, move-in ready home or a solid property to renovate and make your own, in a prime location, this property is a fantastic find for families, investors, or anyone looking to enjoy Coaldale living!

Built in 1958

## Essential Information

MLS® #	A2253124
Price	\$379,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.14



Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1711 23 Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M1G3

### Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Separate Entrance
Appliances	Central Air Conditioner, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 3rd, 2025
Days on Market	4
Zoning	R-1

### Listing Details

Listing Office                      Onyx Realty Ltd.

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