

# \$429,900 - 919 22 Avenue, Coaldale

MLS® #A2241488

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.17 Acres

NONE, Coaldale, Alberta

Welcome to this truly unique and charming BUNGALOW now available in Coaldale, AB â€” offering all the coolest cabin vibes without having to leave town! Features 29 X 21 DETACHED GARAGE, RV PARKING -OVER 85 FT. long driveway, SOUTH exposure backyard, large master with en-suite, solid wood throughout and wood burning fireplace. From the moment you step inside, youâ€™™ll fall in love with the warm, inviting feel of this home, complete with a cozy fireplace, rustic details, and an open-concept layout perfect for modern living.

With 4 spacious bedrooms (3 up) and 3 bathrooms, thereâ€™™s plenty of room for family, guests, or a home office. The home has a total of 2,569 sq. ft. of fully developed living space, providing space to spread out and relax.

Head downstairs and youâ€™™ll find a basement full of possibilities with one bedroom, one bathroom, wet bar, sauna and hot tub!

Outside, the lush, fully fenced yard offers privacy and mature landscaping, perfect for kids, pets, or simply soaking up the outdoors. A detached double garage rounds out this incredible package. Weâ€™™re absolutely in love with this one-of-a-kind homeâ€™™ are you?



Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241488    |
| Price          | \$429,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,270       |
| Acres          | 0.17        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 919 22 Avenue     |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1B5           |

### Amenities

|                |                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                        |
| Parking        | Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Oversized, RV Access/Parking |
| # of Garages   | 2                                                                                                                                        |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, Open Floorplan, Storage, Natural Woodwork                                        |
| Appliances        | Built-In Oven, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating           | Natural Gas, Boiler                                                                                          |
| Cooling           | None, Wall/Window Unit(s)                                                                                    |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Family Room, Wood Burning                                                                                    |
| Has Basement      | Yes                                                                                                          |
| Basement          | Finished, Full                                                                                               |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Playground, Private Entrance, Private Yard                                                |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, Standard Shaped Lot, Private |
| Roof              | Shake                                                                                             |
| Construction      | Wood Siding, Log                                                                                  |
| Foundation        | Poured Concrete                                                                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 18              |
| Zoning         | R-1A            |

### **Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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