

# \$230,000 - 2306 19 Street, Coaldale

MLS® #A2245705

**\$230,000**

2 Bedroom, 1.00 Bathroom, 1,035 sqft

Residential on 0.17 Acres

NONE, Coaldale, Alberta

Are you looking for an affordable home? Take a closer look at this 2 bedroom, 1 bathroom, bungalow on a large town lot, in a great location! Coaldale is a growing, desirable community with that "Small Town Feel". This property located is on a quiet street with mature trees. Stepping inside the roomy entry there are 2 good size bedrooms off to the right, one with a walk-in closet the other with a closet and plenty of storage. The eat-in kitchen features plenty of cabinets, a new dishwasher and is semi-open to the good size living room. The 4 pc main bathroom guest entry and main floor laundry finish off this bungalow nicely. This property also features a carport, concrete off street parking, semi-private front yard, alley access to the back yard, which has cherries, strawberries, a garden spot, plenty of green space and room for a future garage. With a little TLC this home could be your next Home Sweet Home! Come and see it today! It won't last long.

Built in 1961

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245705  |
| Price          | \$230,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,035     |



|            |             |
|------------|-------------|
| Acres      | 0.17        |
| Year Built | 1961        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2306 19 Street    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1G4           |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Concrete Driveway, Attached Carport |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Crawl Space, Partial                                    |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 7                |
| Zoning         | R-1A             |

### **Listing Details**

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