

\$379,900 - 1307 22 Avenue, Coaldale

MLS® #A2247074

\$379,900

5 Bedroom, 2.00 Bathroom, 1,187 sqft
Residential on 0.23 Acres

NONE, Coaldale, Alberta

Welcome to 1307 22 Avenue in Coaldale! This spacious 5-bedroom home sits on an extra-large lot in a fantastic location directly across from R.I. Baker Middle School, parks, and green space. Inside, you'll find a recently updated kitchen featuring a newer fridge and stove, oak cabinetry, and plenty of natural light. The main floor includes a master bedroom, and the walk-out basement offers a separate forced walk-up entrance, perfect for future suite potential or added convenience.

Recent upgrades include 21 newer vinyl windows, a new furnace, hot water tank, siding, eaves, soffit, fascia, and a durable tin roof for long-term weather protection. Outside, enjoy the beautiful stamped concrete driveway, single detached garage, and a large front deck. The expansive backyard offers room for an additional garage or workshop.

This home combines modern updates with a prime location and an oversized yard – a rare find in Coaldale!

Built in 1954

Essential Information

MLS® #	A2247074
Price	\$379,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,187
Acres	0.23
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	1307 22 Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1C7

Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	High Ceilings, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s)
Appliances	Microwave, Refrigerator, Stove(s)
Heating	Mid Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame, Mixed
Foundation	Combination

Additional Information

Date Listed	August 11th, 2025
Days on Market	4
Zoning	R

Listing Details

Listing Office	eXp Realty of Canada
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