

# \$275,000 - 2216 22 Avenue, Coaldale

---

MLS® #A2212054

## \$275,000

2 Bedroom, 1.00 Bathroom, 702 sqft

Residential on 0.21 Acres

NONE, Coaldale, Alberta

This home is perfect for first time home buyers or investors. There is 100 amp service, front driveway with a yard that is perfect for pets and kids to play in. There is plenty of off street parking front and back. There is a garage that is exceptionally hard to find, it is 22' x 36' and heated. It will hold at least 4 vehicles. Call your favorite realtor today to view.

Built in 1957

## Essential Information

MLS® #	A2212054
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.21
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2216 22 Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County



Province                    Alberta  
Postal Code                T1M 1H5

**Amenities**

Parking Spaces            8  
Parking                    Double Garage Detached, On  
# of Garages                4

**Interior**

Interior Features          Separate Entrance  
Appliances                Dishwasher, Dryer, Electric S  
Heating                    Forced Air  
Cooling                    None  
Has Basement              Yes  
Basement                  Partial, Unfinished

**Exterior**

Exterior Features          Private Yard  
Lot Description            Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private  
Roof                        Asphalt Shingle  
Construction               Vinyl Siding, Wood Frame  
Foundation                Poured Concrete

**Additional Information**

Date Listed                April 15th, 2025  
Days on Market            17  
Zoning                      R-L

**Listing Details**

Listing Office              RE/MAX REAL ESTATE - LETHBRIDGE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

