

# \$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	2
Zoning	R-1A

### **Listing Details**

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