

\$325,000 - 1706 23 Avenue, Coaldale

MLS® #A2266350

\$325,000

3 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.16 Acres

NONE, Coaldale, Alberta

Welcome to this cozy 976 sq. ft. home in the heart of Coaldale! Conveniently located close to schools, shopping, and recreation, this property offers both comfort and opportunity. The main floor features 2 bedrooms and a full bathroom, while the basement includes an additional bedroom and a second kitchen ideal for extra living space or potential suite development. Outside, you'll find an attached carport, single-car garage and plenty of parking. Perfect as a starter home or investment property, this home combines great value with a central location.

Built in 1965

Essential Information

MLS® #	A2266350
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.16
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information



Address	1706 23 Avenue
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M1G3

Amenities

Parking Spaces	5
Parking	Attached Carport, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Other, Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Garden, Private
Roof	Asphalt Shingle
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	5
Zoning	Res

Listing Details

Listing Office	eXp Realty of Canada
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