

# \$299,900 - 1303 20 Avenue, Coaldale

MLS® #A2210044

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,735 sqft

Residential on 0.16 Acres

NONE, Coaldale, Alberta

Here is an affordable bungalow that has much potential. With past additions, this home has become very large, with over 1,700 sq ft on the main floor. The main floor has two bedrooms, a bathroom, a large kitchen and dining area, and a spacious living room. In addition, the main floor has a large flex room that could be used for many things, and a room to simply relax in. The basement features a large family room, two bedrooms, a bathroom, a storage room and a kitchenette. The lot is almost 7,000 sq ft, and has a large detached garage off the alley. This home is priced to sell, so if you're looking, come look.

Built in 1973

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210044    |
| Price          | \$299,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,735       |
| Acres          | 0.16        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 1303 20 Avenue    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M1A2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | See Remarks                                                      |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air                                                       |
| Cooling           | None                                                             |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | See Remarks          |
| Roof              | Flat Torch Membrane  |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | R-1A             |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Sunland Realty Corp. |
|----------------|----------------------|

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