

# \$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	11
Zoning	R-1A

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.