

# \$479,900 - 1213 23 Avenue, Coaldale

MLS® #A2244653

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,347 sqft

Residential on 0.15 Acres

NONE, Coaldale, Alberta

Are you looking for a larger home on a Cul-de-sac? In a desirable community? Take a closer look at this Air Conditioned, 4 bedroom, 2.5 bathroom, 1347 sq ft bi-level with 2 garages, in Coaldale, Alberta. Coaldale is a growing, family friendly community, with almost all amenities and that sought after "small town feel"™. Located south east of Coaldale's downtown, this home is close to the Pool, Arena, Grocery Store, schools and more. Approaching the home you will notice the quiet cul-de-sac, newer vinyl front windows, security cameras, and single car attached garage. Step into the front entry and enjoy the large entry that serves as a landing for the stairs, access to the single car attached garage, the back yard, and storage for coats and footwear. Seven steps up to the main floor, and explore the large living room with newly installed ceiling lights, spacious separate dining room, and large eat-in kitchen. The well appointed kitchen has plenty of cabinets, 3 appliances, including a dishwasher, a built-in desk and a pantry. Enjoy family gatherings, entertaining guests, and spending time with friends with this large home as a back drop. Moving away from the kitchen, this home has 3 large bedrooms on the main floor, all with newer vinyl windows and large closets. The master bedroom closet is a modern size walk-in and also has a 2 pc ensuite. Finishing off this level is the large 4pc main bathroom. Moving downstairs to the spacious basement, notice the high ceilings,



large windows, and upgraded electrical panel. Explore the vast under-the-stairs/entry storage and the large family room, with a gas fireplace, great for a cozy occasion on those cold winter nights. The fourth bedroom downstairs could easily be converted into 2 bedrooms with closets. Next to the 4th bedroom is a cool room that is vented to the outdoors. The utility/laundry room is also spacious and has room for a future counter and laundry tub. Finishing off the basement is a large 3pc basement bathroom with a large linen closet. Stepping out the back door, explore this backyard oasis. The salt water hot tub, with self adjusted water level, and the lighted pergola are included. Both the hot tub and the lights are synced to a mobile app. Imagine having this oasis to enjoy after a long day at work, or having friends and family over to enjoy summer or winter. Also in the well landscaped backyard are underground sprinklers, a garden box with raspberries and also a main garden box. The backyard 24 x 24 double car detached garage, with alley access, is the enthusiast dream with plenty of lights and 100 amp electrical service for fixing, projects, or simply more inside parking and seasonal storage. Come and see this home in Coaldale! It won't last long!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244653  |
| Price          | \$479,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,347     |
| Acres          | 0.15      |
| Year Built     | 1976      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1213 23 Avenue    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1C8           |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 4                                              |
| Parking        | Double Garage Detached, Single Garage Attached |
| # of Garages   | 3                                              |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Wood Windows                                                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Basement, Gas                                                                                                   |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                 |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Garden, Irregular Lot, Yard Lights |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Brick, Concrete, Wood Frame, Wood Siding                             |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 30th, 2025 |
|-------------|-----------------|

|                |                  |
|----------------|------------------|
| Days on Market | 9                |
| Zoning         | R-1A Residential |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Real Estate Centre - Coaldale |
|----------------|-------------------------------|

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