

# \$299,000 - 2009b 21 Street, Coaldale

MLS® #A2250267

**\$299,000**

3 Bedroom, 2.00 Bathroom, 699 sqft

Residential on 0.07 Acres

NONE, Coaldale, Alberta

Here's your chance to own a fantastic home in the heart of Coaldale! Welcome to 2009B 21 Street – an end-unit half duplex offering 1,207 sq/ft of beautifully developed living space, vaulted ceilings, and a private, treed backyard that sets it apart. Step inside to a bright, open-concept main floor featuring vaulted ceilings that enhance the sense of space and light. The spacious kitchen provides plenty of room for meal prep and entertaining, and flows seamlessly into the dining area and generous living room – perfect for family gatherings or relaxing nights in. Large windows flood the space with natural light, creating a warm and inviting atmosphere. Also on the main floor is a convenient 2-piece bathroom and a lovely sunroom – ideal for enjoying your morning coffee or curling up with a book year-round. Downstairs, you'll find three comfortable bedrooms, a full 4-piece bathroom, and practical storage space, making this layout ideal for families or guests. Outside, enjoy a fully fenced, sheltered, and private backyard with new sod and a beautiful mature tree – a peaceful retreat for summer activities or evening relaxation. The deck includes a gas BBQ outlet, ready for your next cookout. As an end unit, you'll appreciate the added privacy. Additional highlights include AC roughed-in, allowing for easy installation when you're ready. This home is a great fit for first-time buyers, small families, or investors looking for a move-in ready property in a friendly community. Don't miss out –



contact your favourite REALTOR® today to  
book your private showing!

Built in 2007

### Essential Information

MLS® #	A2250267
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	699
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	2009b 21 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1J6

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Master Downstairs, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	3
Zoning	R-L

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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