

# \$639,900 - 3115 22 Street E, Coaldale

MLS® #A2258883

**\$639,900**

5 Bedroom, 3.00 Bathroom, 1,665 sqft

Residential on 0.19 Acres

NONE, Coaldale, Alberta

This beautifully designed 1,665 sq. ft. bi-level offers 5 bedrooms, 3 bathrooms, and a layout that is perfectly suited for family living. Step inside and you'll be greeted by soaring vaulted ceilings and an open-concept main floor filled with natural light, thanks to large windows that frame the space. The inviting gas fireplace adds warmth and character, making it the heart of the home where everyone can gather.

The main floor is thoughtfully designed with a modern kitchen featuring granite countertops, a bright dining space, and a comfortable living room—all flowing seamlessly together for easy family living and entertaining. You'll also find two bedrooms, a full bathroom, and convenient main floor laundry on this level.

The primary retreat is privately tucked away on the upper level, offering a spacious bedroom, a walk-in closet, and a spa-inspired 5-piece en-suite with dual sinks, a soaker tub, and a separate shower.

The fully finished basement expands the living space with tall ceilings, large windows, and a generous rec room that's ideal for movie



nights, watching the game, or a kidsâ€™™ play area. Two additional bedrooms, another full bathroom, and plenty of storage complete the lower level.

Step outside to your private backyard oasis, featuring a large deck recently resurfaced with vinyl and upgraded with a weather enclosure, overlooking a landscaped, fenced yard with underground sprinklers that backs directly onto a green spaceâ€™perfect for family BBQs, playtime, and relaxing outdoors. For added convenience, this home includes a double attached garage, a large driveway with plenty of room to park an RV, and durable Hardi siding for low-maintenance curb appeal.

Extra features like permanent 360° exterior lighting, central A/C, and hot water on demand make this home as functional as it is beautiful.

Set in the family-friendly community of Cottonwood Estates, this home combines thoughtful design with a welcoming location close to schools, parks, and amenitiesâ€™everything a growing family needs.

Built in 2008

**Essential Information**

MLS® #	A2258883
Price	\$639,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3

Square Footage	1,665
Acres	0.19
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3115 22 Street E
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 0B6

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, Jetted Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Greenbelt, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stone

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 22nd, 2025  
Zoning                              Residential

**Listing Details**

Listing Office                      Century 21 Foothills South Real Estate

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