



1804 22 Avenue
Coaldale, Alberta

MLS # A2307009



\$468,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	904 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RES
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Window Blinds, Chair swing in the basement bedroom

Welcome to this tastefully updated 4-bedroom, 2-bathroom home, offering a blend of modern comfort and thoughtful enhancements. The main floor boasts a fresh and inviting open living space, ideal for daily living and entertaining. The fully finished basement provides an exceptional family hangout area, featuring spray-foamed walls for enhanced insulation and comfort. Recent significant updates include a new central air unit and furnace installed in 2024, new windows in the kitchen and living room, a new roof in 2023, and a brand-new front deck added in 2025. The front yard benefits from underground sprinklers, with a convenient valve already in place for future backyard irrigation. All this plus great neighbors across the back alley. This home is move-in ready. Contact your favorite REALTOR today to schedule a private viewing!