

# \$325,000 - 1706 23 Avenue, Coaldale

MLS® #A2266350

## \$325,000

3 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.16 Acres

NONE, Coaldale, Alberta

Welcome to this cozy 976 sq. ft. home in the heart of Coaldale! Conveniently located close to schools, shopping, and recreation, this property offers both comfort and opportunity. The main floor features 2 bedrooms and a full bathroom, while the basement includes an additional bedroom and a second kitchen ideal for extra living space or potential suite development. Outside, you'll find an attached carport, single-car garage and plenty of parking. Perfect as a starter home or investment property, this home combines great value with a central location.

Built in 1965

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266350    |
| Price          | \$325,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 976         |
| Acres          | 0.16        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 1706 23 Avenue    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M1G3            |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 5                                                                        |
| Parking        | Attached Carport, Parking Pad, RV Access/Parking, Single Garage Attached |
| # of Garages   | 1                                                                        |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Suite                                            |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Garden, Other, Private Yard           |
| Lot Description   | Back Lane, Back Yard, Dog Run Fenced In, Garden, Private |
| Roof              | Asphalt Shingle                                          |
| Construction      | Other                                                    |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 1                  |
| Zoning         | Res                |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | eXp Realty of Canada |
|----------------|----------------------|

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