

\$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	2
Zoning	R-1A Residential

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.