

# \$294,900 - 1310 20 Avenue, Coaldale

MLS® #A2263881

## \$294,900

4 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.09 Acres

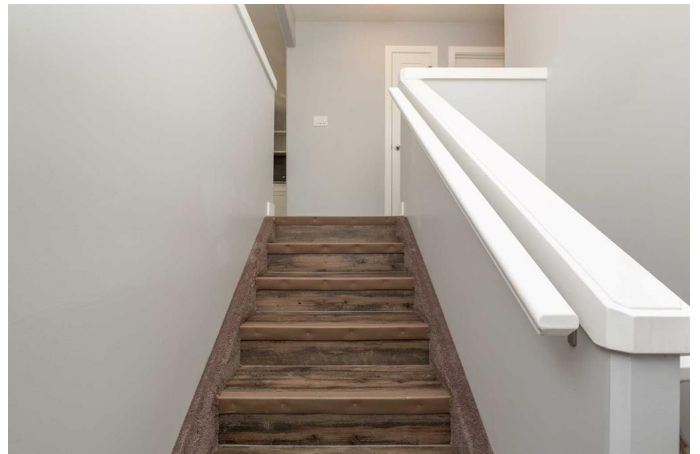
NONE, Coaldale, Alberta

Check out this Coaldale 1/2 duplex! This home has been extensively renovated and has 4 bedrooms, 1.5 bathrooms, hardi-board siding, with a newer roof and windows. It could easily be a 5-bedroom house too if required. This awesome layout provides the comfort of a big home, on the budget you've been waiting for. Upstairs has an open kitchen with plenty of cabinets, stainless steel appliances, and an island. The lot is large for a half duplex, 29 feet by 141 feet deep, and there is parking on the front driveway plus more room out back, (even the possibility of a garage). You really need to add this one to your must-see list. Call your favourite REALTOR® today to view. Quick possession is no problem.

Built in 1971

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2263881      |
| Price          | \$294,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 748           |
| Acres          | 0.09          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



|        |                        |
|--------|------------------------|
| Style  | Side by Side, Bi-Level |
| Status | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1310 20 Avenue    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1A3           |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Concrete Driveway, Off Street |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Storage |
| Appliances        | See Remarks                             |
| Heating           | Forced Air                              |
| Cooling           | None                                    |
| Has Basement      | Yes                                     |
| Basement          | Finished, Full                          |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Yard, Landscaped, Standard Shaped Lot |
| Roof              | Membrane                                   |
| Construction      | Composite Siding                           |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 8                  |
| Zoning         | R                  |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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