

# \$389,900 - 1104 25 Avenue, Coaldale

MLS® #A2240110

**\$389,900**

3 Bedroom, 2.00 Bathroom, 971 sqft

Residential on 0.11 Acres

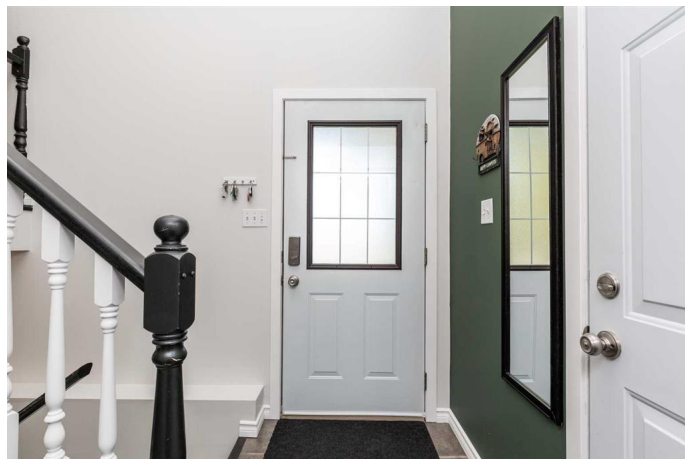
NONE, Coaldale, Alberta

Welcome to your next home in the quiet, family-friendly community of Coaldale. It's move-in ready and fully finished inside and out. The yard is landscaped, fully fenced, and has underground sprinklers to make life easy. As you walk in, you're greeted by a spacious entryway that opens up into a large, comfortable living room. The main floor also features a bright dining area, functional kitchen, access to the rear deck, the master bedroom, a full bathroom, and a second bedroom. Downstairs, there's even more space to enjoy including a huge rec room, a third bedroom, another full bathroom, laundry room, and a great little spot that would work well as an office or bedroom. You'll also find plenty of storage down here! Over the years, this home has had some solid upgrades and is all set for its next owners. Oh, and don't forget Central AC for these hot summer months! If you're looking for a great place in a great neighbourhood, this one's worth checking out.

Built in 1999

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2240110  |
| Price      | \$389,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 971         |
| Acres          | 0.11        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1104 25 Avenue    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1N4           |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Ceiling Fan(s), Vaulted Ceiling(s) |
| Appliances        | See Remarks                        |
| Heating           | Forced Air                         |
| Cooling           | Central Air                        |
| Has Basement      | Yes                                |
| Basement          | Finished, Full                     |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding                                           |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 21              |

Zoning

R

## Listing Details

Listing Office

Lethbridge Real Estate.com

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