

# \$285,000 - 1110 19b Avenue, Coaldale

MLS® #A2264935

**\$285,000**

2 Bedroom, 2.00 Bathroom, 736 sqft

Residential on 0.01 Acres

NONE, Coaldale, Alberta

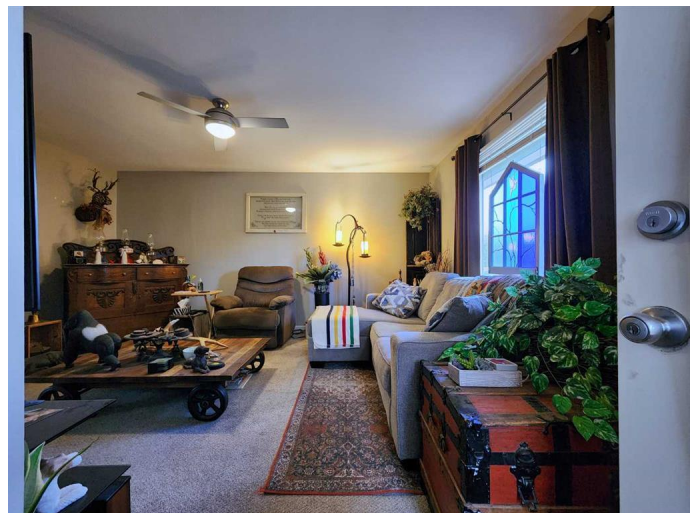
This well-maintained 2 bedroom, 2 bathroom home is perfect for first-time buyers, downsizers, or investors. It features one full bathroom on the main level and a second in the fully renovated basement, offering comfortable and flexible living space throughout. The attached single garage had new shingles installed in 2019, while the rest of the homes shingles are newer as well. The basement has been thoughtfully updated by the current owners, with a newer shower, updated flooring, fresh drywall, and a finished ceiling. A small kitchen in the basement adds convenience, ideal for use as a summer kitchen during the warmer months. The home is equipped with a newer hot water tank and furnace. Alley access allows for additional parking, perfect for an RV or trailer. The spacious backyard holds great potential for a lovely garden and includes a cozy fire pit area for relaxing evenings outdoors. A new front exterior porch and steps create a warm and welcoming entrance. Located close to schools, shopping, and tennis courts, and offering easy access to Highway 3, this property is just a 15-minute drive to Lethbridge, making it an ideal blend of comfort, convenience, and opportunity.

Built in 1954

## Essential Information

MLS® #

A2264935



|                |             |
|----------------|-------------|
| Price          | \$285,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 736         |
| Acres          | 0.01        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1110 19b Avenue   |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1A6           |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 2                                                          |
| Parking        | Alley Access, Driveway, Off Street, Single Garage Attached |
| # of Garages   | 1                                                          |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                                            |
| Appliances        | Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Partial                                                            |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Storage              |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 21                 |
| Zoning         | R                  |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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