

# \$775,000 - 1811 22 Avenue, Coaldale

MLS® #A2269517

**\$775,000**

5 Bedroom, 3.00 Bathroom, 1,567 sqft  
Residential on 0.24 Acres

NONE, Coaldale, Alberta

If you've been searching for a newer bungalow in a beautiful, mature neighbourhood, your search may be over! Properties like this don't come around very often, a stunning home perfectly combining modern comfort with timeless charm.

Built on a corner lot surrounded by mature trees, this residence impresses from the moment you arrive. The exposed aggregate steps, Hardie board siding, and a large covered front porch create incredible curb appeal that will make you fall in love at first sight.

Step inside and experience the warmth of an open-concept floor plan designed for both elegance and ease. The living room draws you in with its striking gas fireplace, custom built-ins, and detailed ceiling design. The chef's kitchen features granite countertops, gas stove, built-in double ovens, a pantry, and even a built-in china cabinet and desk area near the dining space – perfect for both entertaining and everyday living.

The main floor offers three spacious bedrooms, including a luxurious primary suite with a corner jetted tub, separate shower, and walk-in closet.

Downstairs, the fully developed lower level is an entertainer's dream, boasting a massive family and games room complete with



a wet bar and second gas fireplace, plus two additional large bedrooms and a full bathroom.

Outside, enjoy morning coffee on the covered porch, relax on the back deck overlooking the fenced yard, and appreciate the convenience of a double attached garage, air conditioning, and underground sprinklers. New furnace, Humidifier & Central A/C in 2025.

This home truly checks all the boxes, luxury finishes, modern amenities, mature surroundings, and impeccable design. Don't miss your opportunity to make this incredible bungalow yours. Contact your favourite REALTOR today!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2269517    |
| Price          | \$775,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,567       |
| Acres          | 0.24        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1811 22 Avenue    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1E8           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                     |
| Basement          | Full                                                                                                                                                                                                    |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                               |
| Construction      | Cement Fiber Board, Concrete, Stone                           |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 2                  |
| Zoning         | R                  |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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