

# \$379,900 - 2209 18 Street, Coaldale

MLS® #A2214748

**\$379,900**

4 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.21 Acres

NONE, Coaldale, Alberta

Tucked away on a quiet street, this charming home is perfect for families of all sizes. Upstairs, you'll find 3 cozy bedrooms and a full bathroom, while the basement offers a 4th bedroom, a second full bathroom, and even the potential to add a 5th bedroom if needed—without sacrificing the spacious recreation room. Enjoy natural sunlight streaming in through the large front window, or sip your morning coffee on the peaceful front veranda. Head to the oversized back deck—ideal for entertaining or simply relaxing after a long day. The generous lot provides endless opportunities—think evening fires under the stars or growing your own garden. Whether you're upsizing, downsizing, or just looking for a fresh start, this home offers comfort, functionality, and plenty of space to make it your own. Hot water tank is 1 year old.

Built in 1965

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214748  |
| Price          | \$379,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 933       |
| Acres          | 0.21      |
| Year Built     | 1965      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2209 18 Street    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1C2           |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Open Floorplan |
| Appliances        | Garage Control(s), Refrigerator                   |
| Heating           | Forced Air  |
| Cooling           | Central Air                                       |
| Has Basement      | Yes   |
| Basement          | Finished, Full                                    |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Other                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Private |
| Roof              | Asphalt Shingle                           |
| Construction      | Other                                     |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 13               |
| Zoning         | R                |

### **Listing Details**

Listing Office

Grassroots Realty Group

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