

\$575,000 - 3203 22 Street, Coaldale

MLS® #A2207221

\$575,000

4 Bedroom, 3.00 Bathroom, 1,656 sqft

Residential on 0.17 Acres

NONE, Coaldale, Alberta

Here's a picture-perfect home in Cottonwood! This bi-level is delightfully finished, bright, open and even backs onto a green space! This welcoming home boasts 4 bedrooms, 3 full bathrooms, vaulted ceilings, a walk-out basement, gas fireplace and great curb appeal. There's a well sized main level that is the perfect entertaining hub, easily hosting all your family's important events. There's granite counter tops in your kitchen, a corner pantry, modern, soft-close cabinets and great views to the park behind your home. 2 bedrooms share the main floor with a 4 piece bathroom. The primary suite sits on the upper level all on its own! The perfect private retreat - there's a spacious walk-in closet, 4 piece en-suite with a jetted tub and even vaulted ceilings in your bedroom! The basement includes a cozy fireplace in the family room, 4th bedroom, 3 piece bathroom, storage space and access to the covered patio. Enjoy the landscaped yard along with even more green space out your back fence! This is a very family-friendly neighbourhood, close vicinity to the Land-o-Lakes Golf Course, amenities and more!

Built in 2009

Essential Information

MLS® # A2207221

Price \$575,000



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,656 |
| Acres | 0.17 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3203 22 Street |
| Subdivision | NONE |
| City | Coaldale |
| County | Lethbridge County |
| Province | Alberta |
| Postal Code | T1M 0B6 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Vaulted Ceiling(s) |
| Appliances | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Storage |
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 18 |
| Zoning | R-1A |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.