# \$294,900 - 1310 20 Avenue, Coaldale

MLS® #A2263881

## \$294,900

4 Bedroom, 2.00 Bathroom, 748 sqft Residential on 0.09 Acres

NONE, Coaldale, Alberta

Check out this Coaldale 1/2 duplex! This home has been extensively renovated and has 4 bedrooms, 1.5 bathrooms, hardi-board siding, with a newer roof and windows. It could easily be a 5-bedroom house too if required. This awesome layout provides the comfort of a big home, on the budget you've been waiting for. Upstairs has an open kitchen with plenty of cabinets, stainless steel appliances, and an island. The lot is large for a half duplex, 29 feet by 141 feet deep, and there is parking on the front driveway plus more room out back, (even the possibility of a garage). You really need to add this one to your must-see list. Call your favourite REALTOR® today to view. Quick possession is no problem.



#### **Essential Information**

MLS® # A2263881 Price \$294,900

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 748

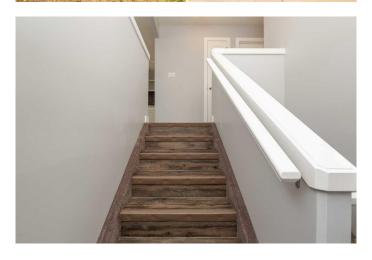
Acres 0.09

Year Built 1971

Type Residential
Sub-Type Semi Detached







Style Side by Side, Bi-Level

Status Active

# **Community Information**

Address 1310 20 Avenue

Subdivision NONE

City Coaldale

County Lethbridge County

Province Alberta
Postal Code T1M 1A3

#### **Amenities**

Parking Spaces 2

Parking Concrete Driveway, Off Street

### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Storage

Appliances See Remarks

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Standard Shaped Lot

Roof Membrane

Construction Composite Siding Foundation Poured Concrete

#### **Additional Information**

Date Listed October 10th, 2025

Days on Market 26 Zoning R

## **Listing Details**

Listing Office Lethbridge Real Estate.com

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