

# **\$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	21
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.