

# \$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	8
Zoning	R-1A

### **Listing Details**

Listing Office	Grassroots Realty Group
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