

# \$379,900 - 2206 19 Street, Coaldale

MLS® #A2207402

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,040 sqft  
Residential on 0.17 Acres

NONE, Coaldale, Alberta

Step into comfort, space, and functionality with this beautifully maintained 4-bedroom, 2-bathroom family home—perfectly situated in a peaceful neighborhood with nearby restaurants, a school and a church!

Inside, you™ll find a bright and inviting layout featuring stainless steel appliances, spacious areas, and elegant French doors that open to the living room, filling the home with natural light. Whether you're hosting friends or enjoying family time, the open feel makes everyday living a joy.

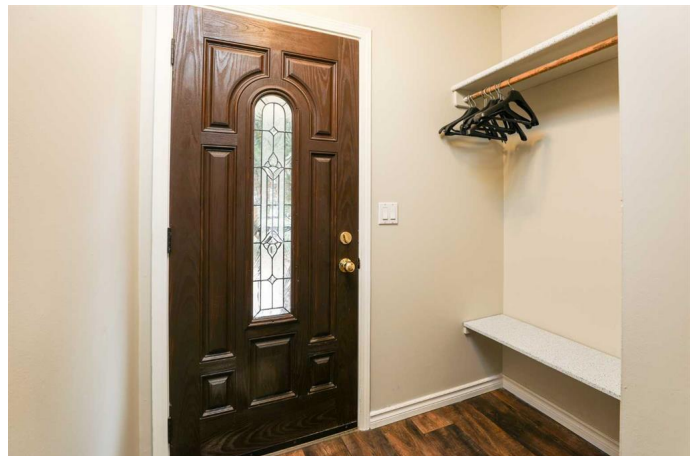
The fully finished basement offers a generous rec room and a dedicated office—ideal for working from home, hobbies, or movie nights.

Step outside and discover a backyard designed for both relaxation and entertaining, complete with a wooden gazebo and a rare RV/camper parking pad—perfect for weekend adventurers or extra vehicle storage.

This well-kept gem is move-in ready, with thoughtful details and timeless features throughout. A perfect match for growing families or anyone looking to settle into a safe, connected community.

Built in 1957

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2207402    |
| Price          | \$379,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,040       |
| Acres          | 0.17        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2206 19 Street    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1E8           |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | See Remarks, Single Garage Attached |
| # of Garages   | 1                                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Storage, Ceiling Fan(s), French Door |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer                    |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplaces        | Brick Facing, Basement                                  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Kennel                         |
| Lot Description   | Corner Lot, Front Yard, Gazebo |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt            |
| Construction | Brick, Wood Siding |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 22               |
| Zoning         | R1               |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Real Estate Centre - Lethbridge |
|----------------|---------------------------------|

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