

# \$285,000 - 1506 20 Avenue, Coaldale

MLS® #A2247952

**\$285,000**

1 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.16 Acres

NONE, Coaldale, Alberta

Welcome to this charming bungalow in the heart of downtown Coaldale. The Cozy home has 1 bedroom, 1 bathroom and a salon that can be converted into another bedroom. The kitchen has plenty of cupboard space. Step outside to a bohemian inspired yard. You will find beautiful trees, vibrant flowers, artistic touches and shady spots to unwind. You are just steps away from local shops and cafes! There is also a converted garage into an art studio!

Built in 1965

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247952    |
| Price          | \$285,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 846         |
| Acres          | 0.16        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 1506 20 Avenue |
| Subdivision | NONE           |



|             |                   |
|-------------|-------------------|
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M1A1            |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | See Remarks                                                    |
| Appliances        | Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                     |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Unfinished, Partial                                            |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Lot Description   | Back Lane, Private |
| Roof              | Asphalt Shingle    |
| Construction      | See Remarks        |
| Foundation        | Poured Concrete    |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | August 12th, 2025         |
| Days on Market | 4                         |
| Zoning         | RESIDENTIAL AND COMMERICI |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Real Estate Centre - Coaldale |
|----------------|-------------------------------|

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