

# \$445,000 - 1423 20 Street, Coaldale

MLS® #A2207449

**\$445,000**

4 Bedroom, 2.00 Bathroom, 1,217 sqft  
Residential on 0.25 Acres

NONE, Coaldale, Alberta

With just shy of 11,000 sq/ft, this lot offers you a spacious yard, super sized detached garage and enough parking for all your guests to park off-street! This home has been lovingly renovated and upgraded in the past few years, with over \$65,000 spent on features such as a new sunroom, garage heater, toilets, carpet, EV charging (220V), soffit, fascia, gutters, paint, fencing, concrete pad and SO much more! This bi-level home offers a bright main floor with 2 living areas thanks to the 4 season sunroom, dining area and cozy kitchen with stainless steel appliances. There's 2 bedrooms up that share a 4 piece bathroom to round out the main floor. The basement is a walk-out from the secondary sun room, 2 more bedrooms, 3 piece bathroom, laundry room, private family room and plentiful storage space. The detached garage measures 30'6" x 21'5" and is heated with EV charging. The yard has a newly installed fence, spacious garden areas and a patio to enjoy this summer!

Built in 1978

## Essential Information

MLS® #	A2207449
Price	\$445,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,217



Acres	0.25
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1423 20 Street
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1N3

### **Amenities**

Parking Spaces	7
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2

Zoning

Residential

## **Listing Details**

Listing Office

Grassroots Realty Group

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