

# \$249,000 - 2012 18 Avenue, Coaldale

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MLS® #A2248678

## \$249,000

3 Bedroom, 2.00 Bathroom, 1,326 sqft  
Residential on 0.21 Acres

NONE, Coaldale, Alberta

1326 sq' 3 bedroom 2 bathroom home on large lot. Laundry in large ensuite bathroom, deck off kitchen and access to large yard. Good starter or rental home or future Multi Unit property as lot is zoned R2 Multi unit. New school approx. 3/4 mile away. Home does have 100 amp electrical service and HW tank approx. 10 years old (2015).

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248678    |
| Price          | \$249,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,326       |
| Acres          | 0.21        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2012 18 Avenue    |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 1E3           |



## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 8          |
| Parking        | Off Street |

## Interior

|                   |                      |
|-------------------|----------------------|
| Interior Features | See Remarks          |
| Appliances        | Gas Range            |
| Heating           | Forced Air           |
| Cooling           | None                 |
| Has Basement      | Yes                  |
| Basement          | Partial, Crawl Space |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Corner Lot, Irregular Lot, Landscaped |
| Roof              | Metal                                 |
| Construction      | Vinyl Siding                          |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 71                |
| Zoning         | R2                |

## Listing Details

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

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