

1811 22 Avenue
 Coaldale, Alberta

MLS # A2269517



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,567 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Gas Stove, B/I Oven, Microwave, Hood fan, Dishwasher, Window coverings, Central A/C, Garage door opener plus remote, Washer, Dryer

If you've been searching for a newer bungalow in a beautiful, mature neighbourhood, your search may be over! Properties like this don't come around very often, a stunning home perfectly combining modern comfort with timeless charm. Built on a corner lot surrounded by mature trees, this residence impresses from the moment you arrive. The exposed aggregate steps, Hardie board siding, and a large covered front porch create incredible curb appeal that will make you fall in love at first sight. Step inside and experience the warmth of an open-concept floor plan designed for both elegance and ease. The living room draws you in with its striking gas fireplace, custom built-ins, and detailed ceiling design. The chef's kitchen features granite countertops, gas stove, built-in double ovens, a pantry, and even a built-in china cabinet and desk area near the dining space — perfect for both entertaining and everyday living. The main floor offers three spacious bedrooms, including a luxurious primary suite with a corner jetted tub, separate shower, and walk-in closet. Downstairs, the fully developed lower level is an entertainer's dream, boasting a massive family and games room complete with a wet bar and second gas fireplace, plus two additional large bedrooms and a full bathroom. Outside, enjoy morning coffee on the covered porch, relax on the back deck overlooking the fenced yard, and appreciate the convenience of a double attached garage, air conditioning, and underground sprinklers. New furnace, Humidifier & Central A/C in 2025. This home truly checks all the boxes, luxury finishes, modern amenities, mature surroundings, and impeccable design. Don't miss your opportunity to make this incredible bungalow yours. Contact your favourite REALTOR® today!