



**1811 22 Avenue
Coaldale, Alberta**

MLS # A2286758



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,567 sq.ft.	Age:	2007 (19 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 openers plus remotes, 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!