



**2224 18 Avenue
Coaldale, Alberta**

MLS # A2204943



\$364,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Level		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar

Water: -

Sewer: -

Condo Fee: \$ 350

LLD: -

Zoning: R

Utilities: -

Inclusions: N/A

Experience refined living just 15 minutes from Lethbridge in this beautifully updated condo, nestled in the peaceful and sought-after community of Coaldale. This elegant 2-bedroom, 2-bath, 2-half bath home offers a rare opportunity—units with fully finished basements in this development don't come on the market often. Upstairs, both the spacious primary suite and generous second bedroom feature private ensuites, offering a level of comfort and privacy that's hard to find. Thoughtful upgrades elevate the entire home: freshly painted in modern tones, newly redone casings and baseboards, and new half bath in the basement. Downstairs, the professionally finished basement is a true standout—complete with a large, inviting family room, half bath, and laundry area. Whether you're entertaining guests or enjoying a quiet evening in, this space offers incredible versatility and comfort. A large single-car garage provides added convenience and storage, while the overall layout and finishings cater to those who appreciate quality and low-maintenance living. If you've been waiting for an upscale condo with a finished basement in Coaldale—this is your chance. Don't miss this rare and polished gem.