

# \$634,900 - 3115 22 Street E, Coaldale

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MLS® #A2258883

**\$634,900**

5 Bedroom, 3.00 Bathroom, 1,665 sqft

Residential on 0.19 Acres

NONE, Coaldale, Alberta

This beautifully designed 1,665 sq. ft. bi-level offers 5 bedrooms, 3 bathrooms, and a layout that is perfectly suited for family living. Step inside and you'll be greeted by soaring vaulted ceilings and an open-concept main floor filled with natural light, thanks to large windows that frame the space. The inviting gas fireplace adds warmth and character, making it the heart of the home where everyone can gather.

The main floor is thoughtfully designed with a modern kitchen featuring granite countertops, a bright dining space, and a comfortable living room—all flowing seamlessly together for easy family living and entertaining. You'll also find two bedrooms, a full bathroom, and convenient main floor laundry on this level.

The primary retreat is privately tucked away on the upper level, offering a spacious bedroom, a walk-in closet, and a spa-inspired 5-piece en-suite with dual sinks, a soaker tub, and a separate shower.

The fully finished basement expands the living space with tall ceilings, large windows, and a generous rec room that's ideal for movie



nights, watching the game, or a kidsâ€™™ play area. Two additional bedrooms, another full bathroom, and plenty of storage complete the lower level.

Step outside to your private backyard oasis, featuring a large deck recently resurfaced with vinyl and upgraded with a weather enclosure, overlooking a landscaped, fenced yard with underground sprinklers that backs directly onto a green spaceâ€™”perfect for family BBQs, playtime, and relaxing outdoors. For added convenience, this home includes a double attached garage, a large driveway with plenty of room to park an RV, and durable Hardi siding for low-maintenance curb appeal.

Extra features like permanent 360Â° exterior lighting, central A/C, and hot water on demand make this home as functional as it is beautiful.

Set in the family-friendly community of Cottonwood Estates, this home combines thoughtful design with a welcoming location close to schools, parks, and amenitiesâ€™”everything a growing family needs.

Built in 2008

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2258883  |
| Price      | \$634,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |             |
|----------------|-------------|
| Square Footage | 1,665       |
| Acres          | 0.19        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3115 22 Street E  |
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 0B6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Jetted Tub                      |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                                 |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Other                                         |
| Lot Description   | Back Yard, Landscaped, Greenbelt, See Remarks |
| Roof              | Asphalt Shingle                               |
| Construction      | Composite Siding, Stone                       |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 22nd, 2025  
Days on Market                44  
Zoning                              Residential

**Listing Details**

Listing Office                    Century 21 Foothills South Real Estate

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