

# \$499,900 - 1216-1218 24 Avenue, Coaldale

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MLS® #A2240355

**\$499,900**

0 Bedroom, 0.00 Bathroom, 1,725 sqft

Multi-Family on 0.00 Acres

NONE, Coaldale, Alberta

Well maintained full-duplex in Coaldale presents an exceptional turn-key opportunity for one astute investor. Each side has 4 bedrooms, 2 bathrooms and off-street parking in both front and back. Each unit has been updated with PVC windows, newer air conditioners, not water heaters, shingles, flooring and more. Both sides have room for further development if someone wished to finish the undeveloped family rooms on either side, or simply continue to rent as-is. A private back yard is fenced for kids or pets alike and thereâ€™s a covered patio in front for additional outdoor living space. Current rents are well below market value at \$875 plus utilities per side. This is a very clean property with great curb appeal and nestled in a quiet location, close to all levels of schooling.



Built in 1976

## Essential Information

MLS® #	A2240355
Price	\$499,900
Bathrooms	0.00
Square Footage	1,725
Acres	0.00
Year Built	1976
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side

Status Active

### Community Information

Address 1216-1218 24 Avenue  
Subdivision NONE  
City Coaldale  
County Lethbridge County  
Province Alberta  
Postal Code T1M 1C9

### Amenities

Parking Spaces 6

### Interior

Appliances See Remarks

### Additional Information

Date Listed July 15th, 2025  
Days on Market 1  
Zoning RES

### Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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