



**223001 TWP 9-2**  
**Coalhurst, Alberta**

**MLS # A2293137**



**\$1,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,681 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	3.26 Acres		
<b>Lot Feat:</b>	Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	Urban Fringe
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, OTR microwave, washer, dryer, garage door openers + remotes, central A/C,

Beautifully renovated bungalow offering over 2,900 sq. ft. of developed living space with 5 bedrooms and 2.5 bathrooms, showcasing exceptional upgrades inside and out. This home has been meticulously updated to create a modern, comfortable space that truly feels brand new. The fully renovated interior features fresh paint, new trim, updated windows, and new doors throughout. The bathrooms have been tastefully upgraded, including a custom tile walk-in shower with modern fixtures, adding a touch of luxury to everyday living. Energy efficiency was a priority in the renovation, highlighted by staggered stud walls and new triple-pane windows. The exterior is equally impressive with an elegant board-and-batten finish complemented by light pine soffits, offering both style and low-maintenance durability. Additional upgrades include new eavestroughs, new garage doors, and a roof that is approximately four years old. The heated double attached garage with floor drain comfortably accommodates two full-sized trucks. Major mechanical upgrades provide peace of mind, including: \* High-efficiency furnace with humidifier and new ducting \* High-efficiency tankless hot water system \* Central air conditioning \* Thermostat-controlled gas fireplace plus two wood-burning options (fireplace and stove) \* All new plumbing, venting, filtration, and water systems \* Updated septic system The professionally landscaped yard has been designed for both relaxation and entertaining, featuring: \* Exposed aggregate patios, curbing, and sidewalks \* A beautiful stone firepit area with retaining wall and water feature \* Mature trees with mulch beds and newer sod \* Fully automated underground irrigation with risers and drip irrigation for trees \* A 750,000-gallon trout-stocked dugout \* Arctic Spa saltwater hot tub For those needing space to work, build, or create, the outbuildings add incredible

functionality: \* Brand new 1,850 sq. ft. shop with drains and a standing seam metal roof &mdash; ideal for small business or hobby use \* 20' x 30' tarp building on a concrete pad for additional storage \* Custom-built chicken coop \* Vegetable garden and established flower beds Located just minutes from the city and zoned Urban Fringe, this exceptional acreage offers flexibility, privacy, and long-term potential. This property is on municipal water, (no water hauling required). \*A rare opportunity to enjoy acreage living with modern upgrades and incredible amenities, call your REALTOR&reg; today to book your private showing.