



217 50 Avenue  
Coalhurst, Alberta

MLS # A2297536



**\$419,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Lawn, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Garbage Collection, PH
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Hot Tub

Check out this beautiful bungalow located in Coalhurst. Located on a lovely street, with easy access to Coalhurst amenities, or a quick trip to Lethbridge if you need. With a triple pad out front, plus a detached double heated and insulated garage, you will have lots of room. This bungalow is over 1,000 square feet, and there is also a 215 square foot 3 season room as well. On the main floor there are 3 bedrooms, and 2 baths, which includes a half bath ensuite. You will enjoy the nicely renovated kitchen with loads of counter space. The basement is fully developed as well, with a large family room, a 4th bedroom, and a very spacious bathroom with a steam shower. There is also a laundry/ craft area in the basement. Great for your hobbies or storage if you wish. You can relax on your front deck, or on the back patio, or in the hot tub which is included with the property. Call your favourite REALTOR&reg; to view today.