



4709 7 Street  
Coalhurst, Alberta

MLS # A2302492



**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	SLR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Appliances on Main: Fridge(2025), stove(2025), dishwasher, OTR microwave(2025). Appliances in Basement: Stove, microwave, washer, dryer....All blinds on windows, 1 garage door remote, central a/c unit, central vac & attachments, security cameras.

Well kept bi-level in Coalhurst with 6 BEDROOMS, 3 BATHROOMS, & an illegal basement suite backing field, park, and pond. Nice hardboard plank exterior. Beyond Entry is walled off to upper and lower levels. Entry also has door to garage. Main floor features open plan with vaulted ceilings for living, dining, kitchen. Living room has nice windows for plenty of light. Dining space is a good size. Kitchen features wood cabinets with raised breakfast bar, new fridge and stove stainless steel appliances in 2025, corner sink, white dishwasher, and laundry closet. There is also a door to the deck out back. Primary bedroom is a good size with walk-in closet and 3 piece ensuite with walk-in shower. There are also 2 more bedrooms on the main and a full bathroom. Basement has large rec room, a 2nd kitchen with corner pantry and storage, 3 nice bedrooms, a laundry room, and a full bathroom with tub/shower combo.