



GRASSROOTS
REALTY GROUP

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4605 7 Street
Coalhurst, Alberta

MLS # A2303519



\$475,000

| | | | |
|------------------|---------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,149 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, No Neighbours Behind | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | SLR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s) | | |

Inclusions: N/A

Located in Coalhurst, just minutes from Lethbridge, this brand new home offers a great opportunity for buyers looking to get into a newer property without pushing their budget too far. With a functional bi level layout, modern finishes, and a setting that backs onto a pond, this home combines everyday practicality with a well designed layout and modern finishes throughout. The main level features a bright and open layout where the kitchen, dining area, and living room all connect seamlessly. Vaulted ceilings and large windows bring in plenty of natural light, creating an open and inviting feel. The kitchen is finished with white cabinetry, quartz countertops, stainless steel appliances, and matching matte black hardware carried throughout the home. The dining area sits centrally and flows directly into the living room, creating a layout that works well for both everyday living and entertaining. Down the hall, you'll find three bedrooms including the primary, located right next to a full four piece bathroom. The bathroom features dual vanities, granite countertops, and a large storage closet, offering a layout that is both functional and well thought out. This level is well suited for families, first time buyers, or anyone looking for a low maintenance setup. The basement is currently undeveloped, offering the opportunity to finish it to your needs. With the larger footprint of a bi level design and above grade windows, there is plenty of room for additional bedrooms, a spacious rec area, and storage. The walkout basement also provides direct access to the backyard. Out back, the home sits on a great lot backing onto a pond with no rear neighbours, creating a more open setting than what you typically find in newer developments. The yard offers a good amount of usable space, and the nearby off leash dog park adds even more appeal. Coalhurst continues to be a popular choice thanks to its

balance of value and convenience, with schools, parks, and local amenities nearby along with quick access into Lethbridge. (First-time buyers ask about the new GST rebate program, where you may be eligible to recover the GST. Certain conditions apply.)