



**3(C), 4406 Lake Drive
Coalhurst, Alberta**

MLS # A2305696



\$225,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	558 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Lawn		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, Pantry, Primary Downstairs, Storage

Water: -

Sewer: -

Condo Fee: \$ 295

LLD: -

Zoning: R

Utilities: -

Inclusions: N/A

This large and bright Coalhurst four-plex condo unit is perfect for a young family, investor, professional, or student! This property is located right down the street from a beautiful park in a quiet neighborhood with quick access to the highway. The bright main floor comes complete with a powder room, dining area, a large open-concept living space, and balcony. In the kitchen, you'll find plenty of cupboard storage, a corner pantry, and a convenient kitchen island with breakfast bar, power outlets, and sink. All three bedrooms are downstairs, along with a four-piece bathroom and in-unit laundry, making this unit cool and comfortable. This property is excellent as a rental or family home, with an ideal location near a park with a lake and playground in a peaceful neighborhood.