



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1, 4406 Lake Drive
Coalhurst, Alberta

MLS # A2323263



\$229,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	640 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	-		
Lot Feat:	Lawn, Open Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: N/A

Beautiful Coalhurst four-plex condo unit, perfect for a young family starting out or seasoned investors looking to expand their rental portfolios! This property is located right down the street from a beautiful park in a quiet neighborhood with quick access to the highway. On the main floor, you'll find a powder room, a dining area surrounded by tall windows, a large open-concept living space, and balcony. The kitchen features cupboard storage, a corner pantry, and a convenient island with a dishwasher, breakfast bar, power outlets, and a sink. All three bedrooms are downstairs, making this unit cool and comfortable. Also on the lower level, storage and in-unit laundry create a comfortable layout. 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. Give your REALTOR[®] a call and book a showing today!