



GRASSROOTS
REALTY GROUP

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315 55 Avenue
Coalhurst, Alberta

MLS # A2324262



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,844 sq.ft.	Age:	-
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	12.21 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Private, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: 21-9-22-W4

Zoning: Res Acreage

Utilities: -

Inclusions: 2 x Fridges, Gas Stove, OTR Microwave, Dishwasher, Washer and Dryer, Window coverings including curtains, rods, and blinds, gas heater in garage, gas pump and irrigation hoses, 2 small Sprinklers, 2 large sprinklers, John Deer 48 degree zero-turn mower (2500 hrs), Fire table, Outdoor Furniture, 2 portable A/C units, coffee cabinet, 500 Gallon Water truck, 2 x Garage remotes, Outdoor Playset, 2 x basement freezers

Welcome to your own slice of country paradise! Situated on 12.21 acres just minutes from Lethbridge and on the outskirts of Coalhurst, this property offers the perfect combination of peaceful acreage living with city convenience. One of the biggest advantages is the low County taxes compared to properties located within town limits, helping keep your annual ownership costs significantly lower. The property is serviced by LNID irrigation, providing an excellent water supply to keep your lawn, trees, and yard lush throughout the growing season for a flat annual fee. Domestic water is supplied by a 2,000-gallon concrete cistern. Water can be professionally hauled for approximately \$280 per month, or the sellers will include their 500-gallon water truck and storage tank, allowing you to haul water yourself for as little as approximately \$8 per load. The home offers 1,843 sq. ft. of above-grade living space with four bedrooms and one full bathroom. The main floor features two bedrooms, while the upper level offers two additional spacious bedrooms. Originally built in 1948, the home has seen numerous updates over the years including newer exterior finishes, updated vinyl windows, flooring, paint, shingles (approximately 3 years old), and a newer 50-gallon hot water tank. Car enthusiasts, hobbyists, and anyone needing workspace will love the impressive 30' x 24' garage, newly built in 2025 with permits. It is insulated, heated with natural gas, features its own 60-amp electrical service, and provides plenty of room for vehicles, toys, or a workshop. Additional improvements include a brand-new septic tank and field installed in late 2025, a newer 100-amp electrical service to the home, natural gas service to both the house and garage, and a recently serviced furnace. Included with the property are numerous valuable extras when purchasing an acreage, including

a John Deere zero-turn mower, irrigation pump, hoses and sprinklers and a 500-gallon water hauling truck. Whether you're dreaming of hobby farming, raising animals, enjoying wide-open space, or simply escaping the city while remaining only minutes from Lethbridge, this versatile acreage offers an incredible opportunity with room to grow.