



GRASSROOTS
REALTY GROUP

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4602 6 Street
Coalhurst, Alberta

MLS # A2326405



\$389,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	788 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SLR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, shed, sump pump, central air conditioning

Fantastic opportunity to own a well-maintained home on a quiet street in Coalhurst! Situated on a private corner lot, this property offers many incredible features and is perfect for first-time home buyers, downsizers, or investors! Enjoy slow, relaxing mornings on the inviting front porch or spend summer evenings entertaining on the back deck overlooking the large, fully fenced backyard complete with a spacious storage shed! Inside, you'll appreciate the comfort of central air conditioning, a cozy natural gas fireplace in the fully developed lower level, brand-new carpet downstairs, a convenient walk-out basement entrance, and an enormous storage room that provides plenty of space for all your seasonal items and extras. Upstairs, the open dining, kitchen, and living space is great for those that like to cook or have family gatherings! With 2 bedrooms upstairs and 1 bedroom downstairs plus an additional space downstairs that could serve as a fourth bedroom, family room, or theatre, this home has plenty of space that can be utilized to the buyers' liking! With its functional layout, fantastic outdoor living space, and desirable location, this home offers outstanding value and won't last long. Call your REALTOR® today to book your private showing!