

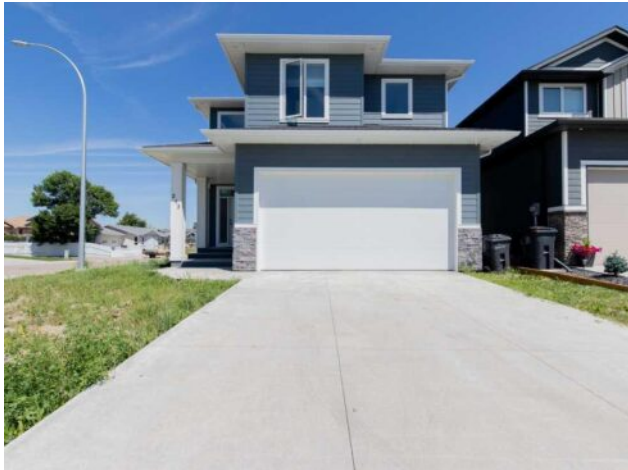


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**213 Greenwood Road
Coalhurst, Alberta**

MLS # A2327341



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,973 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	SMALL LOT RESIDENTIAL - S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions:	N/A
--------------------	-----

In the family-friendly town of Coalhurst sits this modified bi-level; fully finished with soaring ceilings, high end upgrades and an illegal suite, great for intergenerational families. With a covered entryway, you're greeted by custom tile flooring, a glass railing, grand living and dining area with gas fireplace, coffered ceilings and views to your covered deck. The kitchen boasts waterfall stone counters, a side by side fridge/freezer, walk-in pantry, gas cooktop and the counter space of bakers dreams! There's 2 bedrooms on the main floor that share a 4 piece bathroom and heading upstairs you are welcomed into the primary retreat. Custom wall finishings, large walk-in closet with laundry hook ups, 4 piece ensuite with dual sinks, tiled shower and water closet. The basement is a walk-out with kitchenette, storage space, 2 bedrooms and a full bathroom.