



GRASSROOTS
REALTY GROUP

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**221 McDermott Road
Coalhurst, Alberta**

MLS # A2329088



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,143 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, RV Gated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Storage		

Inclusions: Lawnmower, Weedwacker

Welcome to 221 McDermott Road in Coalhurst, a beautifully renovated bi-level tucked away on a quiet, family-friendly street just steps from parks, sports fields, and walking paths. With 2 levels of functional living space, a fantastic backyard, and an oversized detached garage, this home offers the perfect blend of comfort and practicality. Natural light fills the main floor, where the spacious living room flows into an updated kitchen featuring newer cabinetry and appliances. At the rear of the home, a bright enclosed glass sunroom overlooks the backyard. The oversized primary suite is complete with a walk-in closet highlighted by a beautiful chandelier and a private 2-piece ensuite. A second bedroom and a tastefully renovated 4-piece bathroom complete the upper level. Downstairs, you'll find even more room to spread out with a warm and inviting family room centred around a cozy wood-burning stove. This level also includes a third bedroom, a dedicated office, a 3-piece bathroom, a laundry room, and ample storage space. A separate entrance provides direct access from the backyard, adding convenience for day-to-day living. Recent updates throughout much of the home include fresh paint and new flooring. Outside, the fully fenced yard offers back lane access, RV parking, an oversized double detached garage, and plenty of room for children, pets, or entertaining guests. Central air conditioning ensures you'll stay comfortable throughout the summer months. If you've been searching for a spacious, move-in-ready home in a quiet Coalhurst neighbourhood with exceptional indoor and outdoor living space, this property is one you won't want to miss.