



GRASSROOTS
REALTY GROUP

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258 McDermott Road
Coalhurst, Alberta

MLS # A2329438



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,162 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to small-town living just minutes from Lethbridge! Situated on a spacious corner lot in the family-friendly community of Coalhurst, this 4-bedroom home offers plenty of space, potential, and value. Located close to schools, parks, and other amenities, it's an excellent opportunity for a growing family looking to make a home their own. The heated double detached garage is perfect for parking, projects, or extra storage, while the paved front driveway provides two additional parking spaces. Shingles were replaced on the house 2 years ago, which is great for peace of mind! Mature trees create a private, inviting yard with plenty of room for kids to play, family gatherings, or future landscaping projects. Downstairs, an office/flex room could easily be converted into a fifth bedroom or incorporated into a larger family room to suit your needs. This home is clean, functional, and ready for a new family to add their personal touches and build equity over time. Possession is negotiable—come see the potential and imagine making this home your own!