



GRASSROOTS
REALTY GROUP

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424 53 Avenue
Coalhurst, Alberta

MLS # A2333412



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	834 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RES1
Utilities:	-

Inclusions: Fridge, stove, washer, dryer, shed, greenhouse

Welcome to 424 53 Ave in Coalhurst! This home is directly across from Coalhurst High School and features plenty of great features. As soon as you enter the main level, you will see a nice and bright living room area that will be perfect for relaxing. The kitchen and dining area has plenty of room for nightly meals with the family. There are two bedrooms on this level and a 4pc bathroom. Moving downstairs, you have another bedroom, a sizeable rec room, and a laundry room. There is plenty of storage space here as well along with a 2pc bathroom. This basement also has walk-up access to the backyard. Speaking of the backyard, you can make this area your own. Whether you want gardens, new lawn, or to build a new garage. All are possible on this large lot. Contact your favourite REALTOR® today to book your private showing!