



GRASSROOTS
REALTY GROUP

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305 51 Avenue
Coalhurst, Alberta

MLS # A2333468



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	None
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Welcome to this fully renovated home in the quiet community of Coalhurst, located approximately five minutes from Lethbridge and just a three-minute walk from the school. This inviting property offers three generously sized bedrooms, two full bathrooms and a functional layout ideal for families. Extensive recent updates include a new garage door and opener, furnace, gas hot water tank, PEX plumbing throughout, and new flooring throughout. The main bathroom features a new tub-and-shower unit and toilet, while the lower-level bathroom has been upgraded with a new shower, sink, vanity and toilet. Outside, enjoy the newly constructed pressure-treated deck, railing and stairs. This move-in-ready home combines small-town living with convenient access to Lethbridge.