



GRASSROOTS
REALTY GROUP

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21 Aspen Place
Coalhurst, Alberta

MLS # A2339158



\$455,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,032 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn, Private, Underground Sprinklers		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, Open Floorplan

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

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Central Vac and attachments, Window coverings, Garden Shed, Water Softener.

Welcome to 21 Aspen Place in Coalhurst, a well-maintained 3-bedroom, 2-bathroom four-level split tucked away in a quiet cul-de-sac. The thoughtfully designed layout offers a convenient flow from level to level with plenty of functional living space throughout. The primary bedroom features a walk-in closet, while numerous updates over the years add to the home's appeal, including new toilets in 2018, a water softener in 2019, and several triple-pane windows replaced in 2021, including three in the living room, the garage window, and two upstairs bedroom windows. The basement windows meet egress requirements. A new furnace was installed in 2024, followed by a new hot water tank and underground sprinklers in both the front and back yards in 2025. In 2026, the home received another refresh with professionally painted kitchen and bathroom cabinets, new LVP flooring, and freshly painted walls. The developed third level includes a convenient walk-up to the spacious, fully fenced private backyard, complete with a deck and plenty of room to enjoy. An attached double garage completes this inviting, move-in-ready home in a great location.