



GRASSROOTS
REALTY GROUP

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4813 7 Street
Coalhurst, Alberta

MLS # A2341779



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,019 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: See appliances...plus all blinds and rods on windows, 10x16 shed.

Perfect starter home or downsizing bi-level in small town Coalhurst backing on to park and pond with walking path. There is also a little playground and spray park around the corner from this home. Nice welcoming entry with front closet. Main level has open plan with living room & dining room. Custom trim accents adorn the walls. Dining room also has an entrance to small deck with staircase to large boardwalk deck in backyard. Kitchen has full appliance package with new dishwasher purchased this year. Main floor also has 3 bedrooms including primary with walk-in closet. There is also a full bathroom with tub/shower combo on this level. Basement is fully developed with large family room that has an electric fireplace. There is also a 4th bedroom, another full bathroom with tub/shower combo, a storage room with separate walk-up entrance to backyard, and a utility room with laundry. There is also storage under the stairs and a sump pump. Backyard is fenced and landscaped and has a large 10x16 shed for storage. Off street parking on the concrete driveway for your vehicle is up front. Home has convenience of central a/c to keep cool in the warmer months. Move in and enjoy!