



**GRASSROOTS**  
REALTY GROUP

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218 McDermott Road  
Coalhurst, Alberta

MLS # A2345461



**\$435,000**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                      |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | Bungalow                                                                  |        |                   |
| Size:     | 1,021 sq.ft.                                                              | Age:   | 1977 (49 yrs old) |
| Beds:     | 5                                                                         | Baths: | 2                 |
| Garage:   | Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op   |        |                   |
| Lot Size: | 0.15 Acre                                                                 |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Rectangula |        |                   |

|             |                                            |            |     |
|-------------|--------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                    | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl                        | Sewer:     | -   |
| Roof:       | Asphalt Shingle                            | Condo Fee: | -   |
| Basement:   | Full                                       | LLD:       | -   |
| Exterior:   | Brick, Stucco                              | Zoning:    | RES |
| Foundation: | Poured Concrete                            | Utilities: | -   |
| Features:   | Open Floorplan, Separate Entrance, Storage |            |     |

**Inclusions:** Fridge, stove, dishwasher, washer/dryer, window hardware/coverings, garage door opener/remotes, wood burning fireplace (as is) basement freezer, bricks and fire wood on the side of the house.

Welcome to comfortable small-town living in Coalhurst, where you can enjoy the space and community feel of being out of the city while still being just a short commute to Lethbridge. This renovated and thoughtfully updated home offers 5 bedrooms, 2 bathrooms, 1,020 sq. ft. on the main level plus an additional 938 sq. ft. of developed space downstairs, providing plenty of room for the whole family. Conveniently Located right across the street from a park! The bright and functional main floor offers a welcoming living space, an updated kitchen, 3 bedrooms and a refreshed bathroom, while the lower level provides additional 2 bedrooms, recreation space and flexibility for a growing family, guests, a home office or hobbies. Numerous renovations and updates throughout make this a move-in-ready opportunity. Outside, enjoy a large yard with plenty of room for kids, pets, gardening and summer gatherings. The double detached garage with convenient alley access provides excellent parking and storage, while the property offers a great outdoor space to enjoy throughout the day. Coalhurst offers a welcoming community atmosphere with many of the everyday amenities you need close to home, including a local bakery, school and pharmacy, along with parks, recreation and community spaces. And when you need the shopping, services and conveniences of the city, Lethbridge is only a short drive away. If you're looking for more space, a large yard, a double garage and the benefits of community living without giving up the convenience of being close to Lethbridge, this Coalhurst home is worth a look.