



GRASSROOTS
REALTY GROUP

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#9, 101022 Range Road 22-4
Rural Lethbridge County, Alberta

MLS # A2345694



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,366 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.71 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours E		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Ceramic Tile, Hardwood, Parquet	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Country Residential
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer, Water Softener, Window coverings, Solar panels

Welcome to this beautiful 4-bedroom, 3-bathroom walkout bungalow in Park Lake Estates, set on 1.7 acres just outside of Coalhurst and only about 10 minutes from the westside of Lethbridge. The bright and spacious open-concept layout offers a welcoming flow throughout the main living areas, with a well-appointed kitchen featuring a large pantry and plenty of storage. The enclosed sunroom provides an additional space to relax and enjoy the surrounding property. The walkout lower level features in-floor heating and offers plenty of comfortable living space. Outside, the large yard is complemented by underground sprinklers, while a shop outbuilding at the rear of the property providing excellent space for storage, projects, or additional equipment. A large heated double attached garage adds even more functionality. With ICF walls, metal roof, solar panels, spacious grounds, and a desirable country setting close to Lethbridge, this property offers a great blend of comfort, space, and convenience.