



GRASSROOTS
REALTY GROUP

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**414 Walker Road
Coalhurst, Alberta**

MLS # A2223449



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,647 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Other
Foundation:	Poured Concrete
Features:	Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: N/A

The perfect family home! This fantastic 2-storey home offers a smart, functional layout with a total of 4 bedrooms plus a dedicated office space. The main floor features a bright and open kitchen, dining, and living area with large windows that let in plenty of natural light. You'll also find a convenient half bath and a front office—perfect for working from home. Upstairs, the spacious primary bedroom includes a walk-in closet and ensuite, along with two more bedrooms and laundry for added convenience. The basement is fully finished with a fourth bedroom, a full bathroom, and a cozy family room. Situated near the park in Sundance Estates, Coalhurst.