



GRASSROOTS
REALTY GROUP

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2, 4426 Lake Drive
Coalhurst, Alberta

MLS # A2230454



\$225,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	638 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer/Dryer

Check out this freshly painted unit of a 4-plex, located in the growing community of Coalhurst. This home features 3 bedrooms, all downstairs, and 1.5 bathrooms, and has central air! This home has also been professionally cleaned and is ready for it's next owner! This property comes with all appliances, including a washer and dryer, and has a sump pump. For this price, it is sure to sell fast. Contact your favorite REALTOR[®] to book a showing!