



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5209 1 Street
Coalhurst, Alberta

MLS # A2252177



\$269,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	1932 (93 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings

This spacious property offers 3 bedrooms all conveniently located on the main floor, making it ideal for families. Updates include new furnace, roof replaced 1.5 years ago, new dishwasher, newer flooring throughout, modern LED light fixtures, and recently replaced windows. The underground sprinklers make maintaining the massive yard effortless. Parking is a breeze with a super single garage (16x26) plus a rear parking pad off the back alley for extra vehicles. You'll love the convenience of being within walking distance to the corner store, restaurant, gas station, post office, parks, school, and the local bakery. Coalhurst provides the charm of small-town living with the bonus of being just a quick 5–10 minute drive to Lethbridge.