



**GRASSROOTS**  
REALTY GROUP

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410 52 Avenue  
Coalhurst, Alberta

MLS # A2256980



**\$295,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,094 sq.ft.	Age:	1943 (82 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: N/A

Welcome to this upgraded 3-bedroom, 1-bath home in the family-friendly Town of Coalhurst, offering nearly 1,100 square feet of functional living space. Over the past three years, more than \$85,000 has been invested in improvements: everything from new appliances, modern lighting, fresh paint, updated flooring and trim, to newly painted cabinets and a fully refreshed bathroom; the yard has also received a ton of shrub and tree pruning. Perfect for families with schools and playgrounds nearby, this home offers both comfort and convenience. There is a garage, but it is essentially a tear down or requires major updating. Coalhurst is just 15 km northwest of Lethbridge, giving you small-town charm with easy access to big-city amenities. The town is well known for its parks, green spaces, and community atmosphere, plus access to great schools walking distance away &mdash; ideal for growing families or someone looking for a terrific rental opportunity. Comes with a \$5,000 cash credit upon closing. Contact your favorite REALTOR&reg; to book a showing.