



GRASSROOTS
REALTY GROUP

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223001 TWP 9-2
Coalhurst, Alberta

MLS # A2262272



\$1,300,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,681 sq.ft. | Age: | 1987 (38 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener | | |
| Lot Size: | 3.26 Acres | | |
| Lot Feat: | Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours B | | |

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|--------------------|---|-------------------|---------------|
| Heating: | Fireplace(s), Forced Air, Natural Gas, Wood | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Metal Siding | Zoning: | Urban Fringe |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, garage door openers + remotes

A beautifully renovated bungalow boasts over 2900 SF of developed living space with 5-bedroom, 2.5-bath home that feels brand new inside and out. Every detail has been thoughtfully upgraded, creating a space that is as refined as it is comfortable. Completely updated interior with fresh paint, new trims, windows and new doors throughout. Custom tile walk-in shower and modern fixtures. Energy-efficient staggered stud walls and new triple-pane windows. Elegant, low-maintenance board-and-batten exterior with light pine soffits. New eavestroughing, garage doors, and a 4-year-old roof. Heated double garage with floor drain & fits two full-sized trucks. Brand new mechanical systems including: High-efficiency furnace with humidifier and new ducting. High-efficiency tankless water heater. Air conditioning. Gas fireplace (thermostat-controlled) and two wood-burning options (fireplace + stove). All new plumbing, venting, filtration, and water systems. Updated septic system. Professionally landscaped to perfection, this property is designed for both relaxation and recreation. Exposed aggregate patios, curbing, and sidewalks. Stone firepit area with retaining wall and water feature. Mature trees with mulch beds and 3-year-old sod. Fully automated underground irrigation with 2" risers and drip system for trees. 750,000-gallon trout-stocked dugout. Arctic Spa saltwater hot tub. For those who work, build, or create & the outbuildings deliver serious versatility and luxury. Brand new 1,850 sq. ft. shop with heated concrete floor, drains, and standing seam metal roof & perfect for small business operations or hobby use. 20' x 30' tarp building on concrete pad for added storage. Custom-built chicken coop. Vegetable garden and flower beds. Zoned Urban Fringe for flexible use and potential future value. All within minutes of the city & this rare

acreage offers everything you’ve been waiting for, call your REALTOR® before it is too late.