



GRASSROOTS
REALTY GROUP

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**5109 6 Street
Coahurst, Alberta**

MLS # A2263654



\$389,500

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,124 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Many Trees, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	Residential - R
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		

Inclusions: central vacuum (as is, no attachments)

An inviting 4-level split with 1124 sq ft on upper two levels, this home is a perfect fit for your family. Two bedrooms on the upper level, 3 full bathrooms and loads of storage spaces, even a convenient laundry chute, make this home easy to move into, easy to live in. Bedroom on lower level would also make a nice den or office. Basement bedroom may not meet current egress standards. Entertain in the bonus great room downstairs (home theatre room? you decide). Double attached garage has 220V outlet. Roof shingling replaced 2016. The large deck outside the kitchen opens to a fully landscaped large lot featuring Goodland apple and pear trees, and raspberries. Alley accessed RV parking and private patio area also add to this property. Coahurst is a great community just west of Lethbridge. Walking distance to schools, the community centre, parks, the Legion, IDA drug store, and the bakery. This property is located on the top of the town - no water problems here. Some minor maintenance in the home and TLC for the yard would be spruce up the property very nicely.