



GRASSROOTS
REALTY GROUP

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5104 2 Street
Coalhurst, Alberta

MLS # A2264842



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,230 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Interlocking Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R
Foundation:	Block	Utilities:	-
Features:	Beamed Ceilings		

Inclusions: Shed, Fireplace, Garden Boxes

Welcome to this charming and updated home in a beautiful, mature neighbourhood! Step inside to find a spacious front room featuring soaring vaulted ceilings with exposed beams — a versatile space that currently serves as a stunning primary bedroom. The main living area is warm and inviting, with large windows that fill the space with natural light. Durable laminate flooring extends throughout the main floor, leading to a bright kitchen complete with white cabinetry and newer appliances. You’ll also find a second bedroom, a full bathroom, and a cozy sunken sunroom — perfect for relaxing or entertaining. The lower level offers even more space, featuring an additional bedroom, full bathroom, laundry, storage room (which could easily be converted into another bedroom), and a large family room. Outside, enjoy a private, fully fenced backyard surrounded by mature trees and lush landscaping. The front offers two parking pads, including one long enough for an RV. Recent updates include the roof, furnace, paint, flooring, and appliances, giving you peace of mind for years to come. Conveniently located near schools, shopping, and with easy access to the highway, this home combines comfort, flexibility, and a fantastic location. Contact your favourite REALTOR® before it’s gone!