



GRASSROOTS
REALTY GROUP

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421 52 Avenue
Coalhurst, Alberta

MLS # A2266466



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	782 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vinyl Windows, Wood Windows		

Inclusions: fridge, stove, washer, dryer, window coverings

Great Starter or Multi-Generational Home! This well-cared-for home sits on a large 67' x 120' fenced lot, just steps from both an elementary and middle school. With 2 bedrooms, 2 bathrooms, and a spacious basement studio suite with shared laundry, it's a smart choice for first-time buyers, extended family, or anyone needing an assisted-living setup. Updates done in 2015 include flooring, paint, doors and hardware, low-flow toilets, shingles, hot water tank, lighting, ceiling fans, exterior motion lights and more. There's also a handy single attached garage and plenty of yard space to enjoy and even park that RV. It's a solid, affordable home with lots of options—move-in ready and waiting for someone to make it their own!