



GRASSROOTS
REALTY GROUP

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**4622 Miners Road
Coalhurst, Alberta**

MLS # A2271155



\$444,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,263 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: fridge, stove, dishwasher, window coverings, washer, dryer, garage door opener and control

A great opportunity for a growing family. This 5-bedroom, fully developed 1,263 sq. ft. bi-level is located in a quiet, family-friendly neighbourhood in Coalhurst—just a short 5-minute drive to downtown Lethbridge. The main floor features attractive maple cabinetry, hardwood flooring, and access to a rear deck that looks out over future residential development. The primary bedrooms offers a walk-in closet and its own en-suite bath. Two more bathrooms in the house will accommodate the whole family, and a large storage / laundry room down is just a bonus. The large 26' x 26' attached garage with separate doors offers plenty of room for vehicles, storage, or hobbies, and the generous 56' x 120' lot provides excellent outdoor space. While the home could benefit from some cosmetic updates, it presents a wonderful opportunity to add your own personal touch and make it truly yours. A solid home with great space, in a welcoming community.