



**GRASSROOTS**  
REALTY GROUP

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**633 48 Avenue  
Coalhurst, Alberta**

**MLS # A2279783**



**\$419,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Concrete, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	SLR
<b>Utilities:</b>	-

**Inclusions:** n/a

Affordable living in a wonderful community and in one of the best locations! Just steps away from the spray park, playground, and park space! This bi-level is perfect for family, or even potential revenue through the separate basement entry where a secondary suite is possible! Three bedrooms on the main floor with spacious living and dining are just a few things that you will love about this property. Downstairs the living space will deceive you&hellip; Two large living areas, a spacious bedroom, and another three-piece bathroom, with storage and more! Don&rsquo;t forget about the basement entry, which gives you endless possibilities with this property! Outside your green thumb can be occupied with the garden boxes and yard Space including an amazing covered area as well as fruit trees, and more! Don&rsquo;t hesitate to call your realtor and make this home yours today!