



GRASSROOTS
REALTY GROUP

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**624 51 Avenue
Coalhurst, Alberta**

MLS # A2283033



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	902 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum		

Inclusions: blinds

Well cared for, move in ready home with 3 bedrooms and 2 bathrooms. Your open concept main floor offers vaulted ceilings, living, kitchen with eat up bar and dining room with access to your deck and yard. Upstairs hosts the primary bedroom with walk-in closet, 2nd bedroom and 4pc bathroom with jet tub. Head down to your developed big open rec room, where your options are endless- theater room, play room, workout area, office, billiards area or all of the above! Downstairs offers your laundry room, storage and 3rd bedroom with its own walk-in closet and 3 pc bathroom, perfect for someone wanting their own space. Dont forget about what the exterior has to offer! Out back you have a 25x24 double detached garage with a parking space beside as well as an off street parking space at the front of the house. Plus! New shingles within last 2 years.