



223001 TWP 9-2
Coalhurst, Alberta

MLS # A2293137



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,681 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	3.26 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	Urban Fringe
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, OTR microwave, washer, dryer, garage door openers + remotes, central A/C,

Beautifully renovated bungalow offering over 2,900 sq. ft. of developed living space** with 5 bedrooms and 2.5 bathrooms**, showcasing exceptional upgrades inside and out. This home has been meticulously updated to create a modern, comfortable space that truly feels brand new. The fully renovated interior features fresh paint, new trim, updated windows, and new doors throughout. The bathrooms have been tastefully upgraded, including a custom tile walk-in shower with modern fixtures, adding a touch of luxury to everyday living. Energy efficiency was a priority in the renovation, highlighted by staggered stud walls and new triple-pane windows. The exterior is equally impressive with an elegant board-and-batten finish complemented by light pine soffits, offering both style and low-maintenance durability. Additional upgrades include new eavestroughs, new garage doors, and a roof that is approximately four years old. The heated double attached garage with floor drain comfortably accommodates two full-sized trucks. Major mechanical upgrades provide peace of mind, including: * High-efficiency furnace with humidifier and new ducting * High-efficiency tankless hot water system * Central air conditioning * Thermostat-controlled gas fireplace plus two wood-burning options (fireplace and stove) * All new plumbing, venting, filtration, and water systems * Updated septic system The professionally landscaped yard has been designed for both relaxation and entertaining, featuring: * Exposed aggregate patios, curbing, and sidewalks * A beautiful stone firepit area with retaining wall and water feature * Mature trees with mulch beds and newer sod * Fully automated underground irrigation with risers and drip irrigation for trees * A 750,000-gallon trout-stocked dugout * Arctic Spa saltwater hot tub For those needing space to work, build, or create, the outbuildings add incredible

functionality: * Brand new 1,850 sq. ft. shop with drains and a standing seam metal roof — ideal for small business or hobby use * 20' x 30' tarp building on a concrete pad for additional storage * Custom-built chicken coop * Vegetable garden and established flower beds Located just minutes from the city and zoned Urban Fringe, this exceptional acreage offers flexibility, privacy, and long-term potential. *A rare opportunity to enjoy acreage living with modern upgrades and incredible amenities, call your REALTOR® today to book your private showing.