



217 50 Avenue
Coalhurst, Alberta

MLS # A2297536



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, PH
Features:	Ceiling Fan(s)		

Inclusions: Hot Tub

Check out this beautiful bungalow located in Coalhurst. Located on a lovely street, with easy access to Coalhurst amenities, or a quick trip to Lethbridge if you need. With a triple pad out front, plus a detached double heated and insulated garage, you will have lots of room. This bungalow is over 1,000 square feet, and there is also a 215 square foot 3 season room as well. On the main floor there are 3 bedrooms, and 2 baths, which includes a half bath ensuite. You will enjoy the nicely renovated kitchen with loads of counter space. The basement is fully developed as well, with a large family room, a 4th bedroom, and a very spacious bathroom with a steam shower. There is also a laundry/ craft area in the basement. Great for your hobbies or storage if you wish. You can relax on your front deck, or on the back patio, or in the hot tub which is included with the property. Call your favourite REALTOR® to view today.