



**316 Greenwood Place  
Coalhurst, Alberta**

**MLS # A2299132**



**\$600,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	SLR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Microhood, Washer, Dryer, Blinds, Window coverings, Central Vac w attachments, Solarium, Permanent holiday lighting.

Welcome to 316 Greenwood Place! This home is in immaculate condition inside and out. From the moment you step inside you will notice a spacious entry and open floorplan. The Kitchen has ample countertop and cupboard space to excite your inner chef. You will also find two bedrooms and two 4 piece bathrooms on the main floor including the large primary bedroom with its own walk in closet and ensuite. From there the dining room and livingroom are warm and inviting with lots of natural light. You will also notice the beautiful fireplace and mantle. Step out onto the private deck that has its own awning. In the fully fenced back yard you will also find a solarium to complete your own summer oasis. The basement includes a large family room, perfect for a theater, pool table or your own gym. You will also find two more well sized bedrooms and another 4 piece bathroom as well as a laundry room. Added features include central vac, AC, tankless hot water and a heated double garage with plenty of additional parking.