



**5517 2 Street
Coalhurst, Alberta**

MLS # A2106991



\$744,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,754 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Landscaped, Underground Sp		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Membrane	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	LLR
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Bar, Open Floorplan, Sauna, Storage, Vaulted Ceiling(s)		

Inclusions: Freezer in Laundry Room

Lovingly cared for, one owner property. Large walkout bungalow, built ICF (insulated concrete form) construction from top to bottom for huge insulation savings on heat. This acreage is well treed in front and back and all around the perimeter! Features both municipal drinking water plus irrigation water from L.N.I.D for yard and trees. 38 foot by 24 attached garage with attached workshop that could become a bachelor suite if someone wanted to develop. Open concept main floor features hardwood flooring, vaulted ceilings, gas fireplace, laundry room with sink and upright freezer (included). Lower walkout level features a bar, another gas fireplace, sauna and accesses the large covered patio. The kitchen accesses the main floor deck that is 12 x 24 where you can barbecue and take in the beauty of this mature yard . Tons of parking for your boat and R.V. plus a large shed for your ride on mower.