



**521 52 Avenue
Coalhurst, Alberta**

MLS # A2122160



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1949 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	None	Utilities:	-
Features:	French Door, Skylight(s)		

Inclusions: Fridge, Stove, washer, Dryer AS IN CONDITION

Charming bungalow nestled on 3 town lots in Coalhurst, this cozy 2 bedroom, 1 bath home has some great original charm with arched doorways and mid-century detailed fireplace. The spacious living room and dining room are adorned with a Large window, filling the space with natural light. A heated addition with a skylight offers versatility as a dining room, family room, bedroom or office - all without any stairs to worry about. Outside, a 14 x 26 detached garage provides additional storage space, while the private oversized yard is nicely landscaped.