



4717 7 Street  
Coalhurst, Alberta

MLS # A2124496



**\$449,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,536 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Fridge x2, Stove x2 Dishwasher, Washer x2, Dryer x2, AC

Welcome to your ideal 2-storey home in Coalhurst! This prime property backs onto a new park, offering serene views and easy access to outdoor amenities. Enjoy living on the edge of town with quick access in and out, complemented by durable hardie siding and new vinyl flooring throughout. The illegal basement suite provides flexibility, while the spacious backyard features a garden plot and fireplace. With 3 bedrooms upstairs, 1 downstairs, laundry on both levels, and AC for year-round comfort, this home could be your perfect retreat.