



**637 Spruce Drive  
Coalhurst, Alberta**

**MLS # A2138913**



**\$519,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** security system negotiable (2yrs left on contract)

Beautifully updated home for sale in Coalhurst! Right on the park. 4 bed 3 bath, double garage and 1321 sq ft above grade. Updates include a fresh paint, new laminate flooring throughout, updated bathrooms, new deck and a fully renovated kitchen and much more. Check out the iGuide and book a showing with your Realtor!