



632 50 Avenue
Coalhurst, Alberta

MLS # A2140202



\$434,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,099 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, On Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer, Dryer, Electric Fireplace, Two Island Bar Stools, Dining Room Table and 4 chairs, All hard wired cameras, Shed, Raised flower pots

Welcome to 632 50 Ave in a fantastic location with a fantastic yard. This delightful 3-bedroom, 3-bathroom bi-level offers 1,099 square feet of comfortable living space. Step into a spacious main level where a generous living room, complete with a cozy fireplace, invites you to relax and unwind. The open floor plan seamlessly connects the living area to the dining room and kitchen, creating an ideal space for entertaining. From the 'Old Farm House Charm' kitchen, step out onto the deck to enjoy the fresh air and overlook your beautifully landscaped backyard, a haven for outdoor activities and family fun. The primary bedroom on the main level features a walk-in closet and a luxurious 4-piece ensuite bathroom, providing a private retreat. Descend to the fully finished lower level, where a vast family room awaits your creative touch—perfect for a home theatre, game room, or additional living space. It is currently set up as an amazing home gym but would almost make a fantastic play room. This level also includes a third over-sized bedroom, another full bathroom, and a convenient laundry room. The property boasts a heated double attached garage, ensuring plenty of space for vehicles and storage. To finish off, the yard is very private and beautifully landscaped including planter boxes, lots of shrubs, perennials, under deck storage, natural gas hook up and an amazing Man cave/garden shed. You could also relocate the shed to have RV parking! Don't miss the opportunity to make this well-appointed bungalow your new home in Coalhurst. Contact your favourite Realtor today to view!