



**646 Spruce Drive
Coalhurst, Alberta**

MLS # A2145612



\$457,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Lawn, Landscaped, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Hot Tub!

Welcome to 646 Spruce Drive in the beautiful bedroom community, Coalhurst Alberta, just 10 minutes outside of the bustling city of Lethbridge! This lovingly maintained, one owner home on a quiet street is calling you! Enjoy nature as you step outside into the fresh air and discover walking paths, environmental wetlands, and a planned picnic area just steps from your backyard. Thrill in the dazzling colours of the meticulously cared for flower bed in the front yard as you enjoy downtime on your newly painted front porch. As you step inside you will be greeted by an attractive front entry and open concept with the warmth of beautiful vinyl plank flooring that flow seamlessly throughout the main floor. The main level will catch your eye with it's thoughtful floor plan, boasting three bedrooms, each offering comfort and space. The primary bedroom offers a private retreat plenty large enough for a king sized bed and complete with a walk in closet and luxurious five-piece ensuite bathroom. You will love entertaining in the spacious kitchen/living room area full of natural light and easy access to the deck conveniently located directly off the kitchen complete with a gas line for your BBQ! Breathe in the fresh air and escape from stresses as you soak in your very own hot tub in the privacy of the backyard! As you venture downstairs you will discover even more space with the nine foot ceilings and inviting atmosphere perfect for entertaining and unwinding in the wide open family room. Two additional substantial sized bedrooms and another 4-piece bathroom provide ample accommodations for family and guests. This fantastic home is located just across from a spray park, frisbee golf all around town, Miner's Park, and within close proximity to an outdoor skating rink, providing winter fun as well! The Lethbridge YMCA is just a quick 10 minute drive! Don't miss this exceptional

opportunity to embrace a lifestyle of comfort, tranquility, and a delightful place to call home! Call today to book your showing!