



**303 51 Avenue
Coalhurst, Alberta**

MLS # A2146054



\$269,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,072 sq.ft.	Age:	1982 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Shed

Here's a great opportunity for a little sweat equity! This 2 + 1 bedroom, 1.5 bathroom bi-level, is located on a huge lot with plenty of room for your dream garage! There's been some updates over the years like some laminate flooring, a renovated main floor four-piece bathroom complete with jet tub & vanity with quartz, the hot water tank has been recently replaced and the shingles are seven years old. A nice spacious layout with a huge kitchen & dining area, newer dishwasher and ample sized bedrooms throughout. The basement family room could have a wet bar & the downstairs rec room could easily serve as a fourth bedroom. There's room for a driveway out front as well. Lots of potential here!