



**4310 Aspen Road  
Coalhurst, Alberta**

**MLS # A2163517**



**\$445,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,592 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Street Lig		

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

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave Hoodfan, Washer, Dryer, Garage Door Remote, Window Coverings, Central A/C

Welcome to your dream home in the heart of Coalhurst! This stunning two-story residence boasts an impressive array of features, perfectly suited for luxurious living and entertaining. With four spacious bedrooms and three and a half bathrooms spread across nearly 1600 square feet of meticulously designed living space, this home offers both comfort and style. As you step inside, you'll be greeted by a warm and inviting atmosphere, highlighted by abundant natural light, modern finishes throughout and an office right off the front entrance. The main level features a thoughtfully laid out floor plan, including a gourmet kitchen complete with sleek countertops, stainless steel appliances, and ample storage space. The adjacent dining area offers the ideal setting for hosting dinner parties or casual family meals, while the cozy living room provides a perfect spot to relax and unwind. Upstairs, you'll find a luxurious master suite retreat, complete with a 3 piece ensuite bathroom and walk-in closet, providing a serene escape from the grind of daily life. Three additional bedrooms offer plenty of space for family members or guests, along with convenient access to a full bathroom and the laundry room. The basement will be a fan favourite. Completely finished from head to toe including brand new carpet as of August 2024, you will enjoy this large family room for an additional living space and the basement is complemented by another bedroom and full bathroom. The perfect finished space to give your guests their own space or an extension of your own home to enjoy! Outside, the expansive backyard is truly a homeowner's paradise, boasting a massive lot size that is one of the largest in Coalhurst. With back alley access and RV parking, there's plenty of room for storing all your outdoor recreational vehicles and equipment. Whether you're hosting summer barbecues, playing yard games with the

kids, or simply enjoying the serene surroundings, this backyard oasis is sure to impress. Located in the charming town of Coalhurst, this property offers the perfect blend of small-town charm and modern convenience. With easy access to local amenities, parks, and schools, as well as quick commuting options to nearby cities, this home truly offers the best of both worlds. Don't miss your chance to make this your forever home!