



615 51 Avenue
Coalhurst, Alberta

MLS # A2164741



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,141 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Dry Bar, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, HOOD FAN, DISHWASHER, WASHER, DRYER, ALL WINDOW BLINDS, PANEL BLINDS ON BACK DOOR, WINE FRIDGE, GARAGE DOOR OPENER & REMOTE(S), GARAGE HEATER, CENTRAL A/C UNIT

This charming bungalow features the perfect blend of style, comfort and convenience! As you drive up, you are greeted by the exposed aggregate driveway, a quaint, covered front porch and a rich custom wood door. Step inside to the open main floor featuring 2 good sized bedrooms (primary has a WALK-IN CLOSET), a sunlit maple kitchen with island, MAIN FLOOR LAUNDRY (complete with wash sink) and a full 4 piece bathroom. The family room downstairs is the place you will love to entertain friends and family with it's STONE HEARTH gas fireplace plus a gorgeous BAR AREA. The well maintained yard is a great size and features a firepit, more exposed aggregate plus a generous covered deck area with a gas line to the BBQ. The double attached garage is HEATED with lots of extra storage options. Bonus: BRAND NEW hot water tank installed SEPT 2024! Walking distance to all levels of public education... get this on your list, call your REALTOR® and book your viewing today!