



4717 7 Street
Coalhurst, Alberta

MLS # A2166269



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,516 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, No Neighbours Behind, V		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Pantry, Separate Entrance		

Inclusions: Fridge (x2), Stove (x2), Dishwasher, Washer (x2), Dryer (x2), A/C, Microwave Hood Fan, Hood Fan

This 2 storey home is sure to impress! Located on the East side of Coalhurst this home is nicely situated close to the Spray park, Community Centre, Bakery, and backs on to a peaceful pond with walking paths and beautiful views. As you enter the main level of the home you are greeted by a nicely sized entry way that opens up to the main living area with oversized windows letting in lots of light. There is a well appointed kitchen with ample cupboard, pantry, and counter space, as well as a full dining area with large glass patio doors which take advantage of the view in to the backyard and beyond looking over the pond. This level also features a separate laundry room, and 2 piece bathroom for convenient guest access. Upstairs you will find 2 nicely sized bedrooms and a third primary bedroom with walk-in closet. There is also a large 5 piece bathroom with separate shower and soaker tub on this upper level to enjoy. The basement features a lock-off area that can be separated from the main living spaces, and a separate side entry. This leads down to an illegal basement suite completed with enhanced fire-rated and soundproofing drywall between the upper and lower levels. This lower area features a cozy living space, eat-up counter, and kitchen space, as well as a modern bathroom, separate laundry space, and large bedroom with soaring ceilings. Updates to the home include updated vinyl flooring and carpet, and hardie-board siding offering extra protection from the elements. Looking for a home with a variety of living options in a wonderful location? Contact your favourite REALTOR® today to book a private tour of this home that is fresh and ready for it's new owner!