



4717 7 Street
Coalhurst, Alberta

MLS # A2166269



\$414,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,516 sq.ft. | Age: | 2008 (17 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 | | |

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| 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!