



**4610 7 Street
Coalhurst, Alberta**

MLS # A2171751



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,384 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot Tub (Negotiable), UG Sprinklers

Have you ever dreamed of owning a spacious, move-in ready home that checks all the boxes? 4610 7 St in Coalhurst offers just that! This stunning property boasts over 1,300 sq ft of beautifully designed space, including a spacious master bedroom above the garage and a fully developed basement. As you enter, you'll be greeted by vaulted ceilings and an open-concept living area that connects the dining room, kitchen, and living room effortlessly. The kitchen offers abundant storage and counter space, complete with a large island perfect for family gatherings. The main floor also features a well-sized bedroom and a full bathroom. Upstairs, the private master retreat awaits, with its walk-in closet and a luxurious 5-piece ensuite featuring a separate tub and shower. The fully finished basement includes a large family room, another spacious bedroom, and a second full bathroom. The enclosed three-season sitting room leads to a fully fenced and landscaped backyard, perfect for outdoor enjoyment. Completing this property is a 22x22 heated and finished garage, providing space for two cars and extra storage. Don't wait—contact your REALTOR to explore how 4610 7 St could become your next home!