



**4610 7 Street**  
**Coalhurst, Alberta**

**MLS # A2171751**



**\$449,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!