



**516 46 Avenue**  
**Coalhurst, Alberta**

**MLS # A2173461**



**\$399,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

This charming 1,193 sq ft bungalow in Coalhurst offers the perfect blend of comfort, functionality, and accessibility. Situated on a quiet pie-shaped lot with easy access out of town, this home is designed with wheelchair accessibility in mind. The main floor boasts vaulted ceilings, creating a spacious and open feel, along with a well-equipped solid oak kitchen featuring a gas stove, wall oven, and plenty of cabinets for all your storage needs. Enjoy the convenience of main-floor laundry, new carpets, beautifully refinished hardwood floors, and a cozy gas fireplace. Step outside to a dedicated dog run, perfect for pet owners. Downstairs, the basement provides a large storage area for all your extra belongings. Families will appreciate the prime location, just a 2-minute walk to the elementary school and another 2 minutes to the high school. With a roof replaced in 2019, this is a must-see property for anyone seeking style and functionality in a peaceful setting!