



**4818 7 Street**  
**Coalhurst, Alberta**

**MLS # A2173934**

**\$485,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Undergr		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Gas Barbecue

Have a look at this beautiful Coalhurst bi-level home! If you've been waiting for a turn-key property with plenty of fresh upgrades and an ideal location backing onto green space, this home could be the place for you. This property includes high ceilings, large windows, new paint, premium flooring, and room to expand with the ability to add a downstairs suite. Entering the main level, you'll find an open-concept living room, dining room, and kitchen complete with large cupboards, a breakfast bar, and high-end finishes selected with an eye for quality. Down the hall, a bedroom and in-hall laundry can be found alongside a full four-piece bath. The primary bedroom suite features a walk-in closet and three-piece bath, creating a relaxing retreat. Downstairs, a massive rec room with hookups for laundry and plumbing for a wet bar is waiting for you to make the games room, home theatre, or lower suite you've always dreamed of! Two downstairs bedrooms, a three-piece bath, and storage can be found nearby, with one bedroom including a separate entrance opening onto the lower patio. The backyard features quality fencing, a raised rear deck, and access to green space with a spray park and playground, perfect for summer days with the whole family. If a beautiful bi-level home upgraded with comfort in mind sounds like the spot for you, give your REALTOR® a call and book a showing today!