



**239 52 Avenue**  
**Coalhurst, Alberta**

**MLS # A2181547**



**\$335,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, None, Off Street, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Front Yard, Garden, Landscaped, Many Trees, Standard Shaped Lot, Other, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, 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>	Vinyl Siding	<b>Zoning:</b>	Residential R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** Moveable Shed

Come step into this beautifully updated 4-bedroom bungalow in the charming town of Coalhurst. The kitchen stands out with newer appliances, a farmhouse sink, and quartz countertops. The most recent upgrades include most of the windows as well as a new furnace and A/C unit all installed earlier this year (2024), so you'll be feeling comfortable inside no matter what time of year. The finished basement provides a large, versatile space for rest or play. In the back, you can relax on the patio or work in the garden while your kids or pets enjoy the big yard. Coalhurst is a growing town that's home to two schools, a dental office, pharmacy, and a couple of food establishments, among other things. It's also only a few minutes from Lethbridge, so you'll have easy access to all the city has to offer, too. The updates and thoughtful touches throughout this home make it one you won't want to miss! Reach out to your favourite agent today to book a time to view it!