



**4626 6 Street**  
**Coalhurst, Alberta**

**MLS # A2201977**



**\$415,000**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                            |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | Bi-Level                        |               |                   |
| <b>Size:</b>     | 1,126 sq.ft.                    | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 4                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Single Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                       |               |                   |
| <b>Lot Feat:</b> | Landscaped, Standard Shaped Lot |               |                   |

|                    |                                   |                   |   |
|--------------------|-----------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Linoleum                  | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Vinyl Siding                      | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | - |
| <b>Features:</b>   | Built-in Features, Storage        |                   |   |

**Inclusions:** fridge, stove, microwave, dishwasher, washer/dryer, A/C

Welcome to 4626 6th St, Coalhurst, a well-maintained and thoughtfully designed home offering comfort, convenience, and exciting potential! This 1,126 sq. ft. property features 4 bedrooms and 3 full bathrooms, providing ample space for families of all sizes. Upon entering, you'll find a bright and inviting main floor with 2 bedrooms and 2 full bathrooms, including a spacious primary suite. The functional layout continues with a cozy living area, a well-equipped kitchen, and a dining space that's perfect for entertaining. The home is complete with all appliances included! This ensures a seamless transition for the new owners. The lower level boasts a large walk-out basement with 2 additional bedrooms and a full bathroom, offering excellent potential for a basement suite or additional living space! Whether you're seeking a multi-generational home or an investment opportunity, this flexible layout provides plenty of options. Key updates include a new A/C unit installed in May 2022, ensuring year-round comfort, and a hot water tank replaced just one year ago for added peace of mind. The home also features an attached single garage for secure parking and storage. Outside, the fully fenced yard offers privacy and space for outdoor activities, with a shed included for extra storage. Located in the welcoming community of Coalhurst, this home is close to schools, parks, and essential amenities. Don't miss the chance to make this versatile property your own — call your favourite REALTOR and book your private showing today!