



618 50 Avenue
Coalhurst, Alberta

MLS # A2202100



\$464,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,147 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	13RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, garburator, Washer, Dryer, A/C, Garage door opener and 1 remote, window coverings, 4 TV Mounts, Electric fireplace, bar fridge, upright freezer in garage, ring doorbell, Shed, Granite Kitchen table and six chairs, workbench and shelving in garage

Welcome to the most ideal family friendly home you will find anywhere! This great bungalow backs onto the community park that offers a playground, a splash park and you are only 1 block to the elementary school! How great is that?! This spacious bungalow offers 5 very large bedrooms, so no one is left with having to take the (tiny bedroom). This fully developed home offers space for everyone! One of the main highlights of this home is the gorgeous newer kitchen and upgraded stainless steel appliances that were put in a few years ago. The double convection oven is sure to please the chef in the family. All the cabinets were done by Cabinet expressions in Coalhurst and feature a beverage center with the bar fridge and the hidden pull out coffee bar. And to make this home even better is the main floor laundry, no more going downstairs, its all right there on the main level, there is also a jetted tub in the main bathroom upstairs. Outside you will find a large covered 8 x 12 deck with a glass privacy wall overlooking the huge backyard and backing the playground and splash park. This home also has a maintenance free metal fence, and a rear alley so if you wanted to build another garage in the back or needed RV parking you have plenty of space to do so. Other upgrades include newer vinyl plank flooring on the main floor, New 50 Gallon Hot water tank in 2023, New Costco shed, downstairs bathroom remodeled in 2024, Roof replaced 6 years ago. Make sure to put this home on your must see lists today!