



**615 52 Avenue Close  
Coalhurst, Alberta**

**MLS # A2208471**



**\$385,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, La		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, ac, shed, hot tub as is

Welcome to this spacious 4-bedroom, 3-bathroom home located in a peaceful, family-friendly town, just minutes away from all the amenities you need. The open floor plan invites you to enjoy a seamless flow of living space, highlighted by vaulted ceilings and an abundance of natural light throughout. The large primary bedroom offers a private retreat with a generous walk-in closet and an ensuite for ultimate relaxation. On the main level, you'll find two additional bedrooms, ideal for young families, with plenty of space to grow. The lower level features a fully finished basement with a fourth bedroom and the potential for a fifth, offering flexibility for your lifestyle. You'll also find a third beautifully designed bathroom, as well as a massive secondary living area, perfect for family gatherings or creating your dream space. The property boasts a large attached garage and a sprawling backyard that offers endless possibilities for outdoor activities and landscaping, both inside and out. This home combines comfort, convenience, and potential all within an affordable price range—truly a must-see!