



**GRASSROOTS**  
REALTY GROUP

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**308 Greenwood Place  
Coalhurst, Alberta**

**MLS # A2209595**



**\$559,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,343 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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>	Composite Siding	<b>Zoning:</b>	SLR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Sump Pump(s)		

**Inclusions:** Fridge x2, Stove x2, Dishwasher x2, Washer, Dryer

Welcome to 308 Greenwood Place! This gorgeous 4-bedroom home is the perfect blend of comfort, space, and style. All bedrooms are generously sized, providing plenty of room for everyone in the family. The home boasts an open, airy feel throughout, with a spacious, fully finished layout. The larger kitchen is ideal for cooking and entertaining, making it a dream for those who love to host. The fully finished basement features a wet bar, offering a fantastic space for relaxation and entertaining friends and family. Located in the new and upcoming neighborhood of Coalhurst, just 10 minutes from downtown, you'll enjoy the convenience of urban living while being nestled in a quiet, peaceful area. Whether you're relaxing in your spacious living areas or enjoying the serene outdoor surroundings, this home offers the best of both worlds. Don't miss your chance to make this beautiful home yours—call your favorite REALTOR®; to schedule a viewing today!