



GRASSROOTS
REALTY GROUP

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718 52 Avenue
Coalhurst, Alberta

MLS # A2212400



\$490,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,455 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Greenbelt, Irregular Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Beautifully Updated Bi-Level in the Welcoming Community of Coalhurst! This stunning 4-bedroom, 3-bathroom bi-level home with bonus room is move-in ready and full of character! Located in the bedroom community of Coalhurst, just minutes from Lethbridge, this home offers small-town charm with easy access to city amenities. Situated on a desirable corner lot, it features an attached double garage and sits directly across from peaceful greenspace, offering a perfect blend of privacy and open views. Inside, you'll find a recently renovated kitchen with elegant quartz countertops, seamlessly connected to the dining area and bright, open living room. A convenient main floor laundry room adds practicality and ease to daily living. Step out onto the partially covered back deck that overlooks a beautifully landscaped backyard, complete with a cozy sitting area and play center — ideal for relaxing or entertaining. The master suite, tucked away on its own private upper level, is a true retreat featuring a spa-like ensuite with a jetted tub and a gorgeous tiled shower. A second bedroom is also located on the main floor. The fully developed basement includes two additional bedrooms, a full bath, a cozy fireplace, and a wet bar — perfect for movie nights or hosting guests. With modern updates, a smart layout, main floor laundry, and great outdoor space, this home offers comfort, style, and functionality for the whole family. Come see why life in Coalhurst is the perfect blend of community and convenience!