



GRASSROOTS
REALTY GROUP

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**4609 6 Street
Coalhurst, Alberta**

MLS # A2212494



\$370,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,110 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	Private		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SLR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Discover comfort, convenience, and modern living in this beautifully designed Bi-level home, located in the welcoming community of Coalhurst. From the moment you step onto the charming covered front porch, you'll notice the attention to detail and thoughtful features throughout. Step into a bright and open front entryway complete with a convenient coat closet. The upper level boasts a spacious open-concept layout that seamlessly connects the living room, kitchen, and dining area. The well-appointed kitchen features stainless steel appliances, a walk-in pantry, ample cabinetry, and a central island with bar seating—perfect for entertaining. Step out onto the rear deck directly from the dining room to enjoy outdoor meals and sunshine. The main level also includes a comfortable bedroom, a 3-piece main bathroom, and a generous primary suite with a walk-in closet and 3-piece ensuite. Downstairs, you'll find even more living space with a large family room, stylish wet bar, additional bedroom, full 3-piece bath, and a spacious laundry/storage area. The walk-out basement leads directly into the backyard oasis. Relax or entertain under the covered patio, complete with space for outdoor furniture. The fully landscaped yard includes an insulated shed, underground sprinklers with fertigation, and plenty of room to enjoy the outdoors. Don't miss your chance to own this exceptional, move-in-ready home with countless extras!