

# \$385,000 - 615 52 Avenue close, Coalhurst

MLS® #A2208471

**\$385,000**

4 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.16 Acres

NONE, Coalhurst, Alberta

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!



Built in 2006

## Essential Information

MLS® # A2208471

Price \$385,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,213
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	615 52 Avenueclose
Subdivision	NONE
City	Coalhurst
County	Lethbridge County
Province	Alberta
Postal Code	T0L0V0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R

## **Listing Details**

Listing Office            eXp Realty of Canada

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