

# **\$464,900 - 4606 7 Street, Coalhurst**

MLS® #A2214732

**\$464,900**

4 Bedroom, 4.00 Bathroom, 1,486 sqft

Residential on 0.09 Acres

NONE, Coalhurst, Alberta

BEAUTIFUL HOME AVAILABLE NOW IN COALHURST! Want to live close to the city, but not in the city? Coalhurst is a small community located close Lethbridge, but far enough away that you don't feel the hustle of the big city. This corner lot property has great curb appeal and offers a fully landscaped backyard, perfect for entertaining or for your own enjoyment. The attached double car garage is a hit all on its own, but add a mezzanine and you get bonus points. The mezzanine makes the garage very functional with additional storage space. This home has 3 bedrooms up, 1 down and 3.5 bathroom. This is a very family friendly home. The main floor consists of the open concept kitchen, living and dining room space as well as a half bathroom. Off the living room is a sunroom. Perfect for all you plant lovers. Upstairs are 3 bedrooms including the master bedroom with 4 piece ensuite and walk in closet. Also on the upper level is the main 4 piece bathroom and laundry room. Downstairs you will find one more bedroom, bathroom and family room. One more important feature included is air conditioning. Don't miss this opportunity to own this home. View today by calling your agent.

Built in 2009

## **Essential Information**

MLS® #

A2214732



Price	\$464,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,486
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4606 7 Street
Subdivision	NONE
City	Coalhurst
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0V0

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	2
Zoning	R-L

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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