

# \$490,000 - 718 52 Avenue, Coalhurst

MLS® #A2212400

**\$490,000**

4 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.11 Acres

NONE, Coalhurst, Alberta

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, youâ€™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 â€“ 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 â€“ 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!

Built in 2006

### **Essential Information**

MLS® #	A2212400
Price	\$490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,455
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	718 52 Avenue
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	Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Jetted Tub
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Lighting, Rain Gutters, Storage
Lot Description	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Greenbelt, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	11
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.