

# \$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 | 4                |
| Zoning         | R-L              |

### **Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|----------------------------------------|

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