

# \$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, you'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 – 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 – 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, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| 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        | Electric, Living Room, Decorative  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 4                |
| Zoning         | RS               |

## Listing Details

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

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