

# \$350,000 - 244 52 Avenue, Coalhurst

MLS® #A2231458

## \$350,000

3 Bedroom, 2.00 Bathroom, 1,050 sqft

Residential on 0.14 Acres

NONE, Coalhurst, Alberta

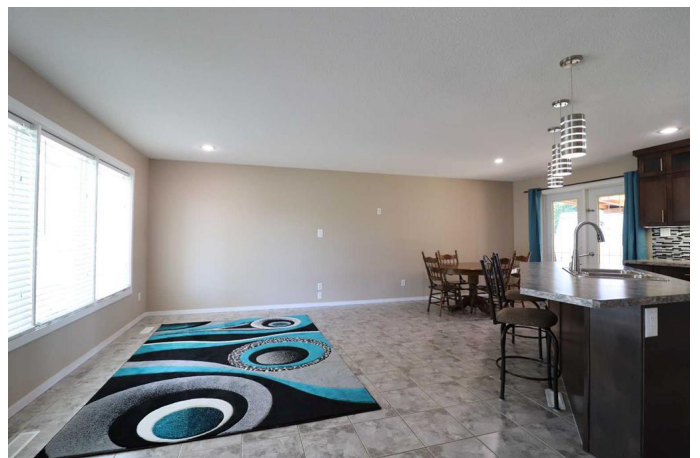
So much to offer at an affordable price! Hurry over to see this very well cared for, 3-bedroom, 2 full bathroom residence that is situated in a low-traffic, family friendly location. Pride of ownership is evident throughout the home. Appealing characteristics of the main level include a wide-open design, plenty of windows for natural lighting, an updated kitchen with maple cabinetry, island and breakfast bar, a walk-in pantry, all appliances, and garden door from the dining area out to a covered deck and large, private yard. The 3 upper-floor bedrooms, a lower-level family room, den and another full bath provide you with enough space for everyone. The large back yard is exceptional and features a covered deck, a lower tiered sun deck, mature landscaping, underground sprinklers front and back, as well as R.V. parking. There is plenty of room to add a big garage from the back lane as well. The exterior of the home offers carefree low maintenance siding, metal clad windows, and shingles that are only 2 years old. Possession can be immediate so call a Real Estate Professional today to set up a viewing!

Built in 1982

## Essential Information

MLS® # A2231458

Price \$350,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.14
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	244 52 Avenue
Subdivision	NONE
City	Coalhurst
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0V0

### **Amenities**

Parking Spaces	3
Parking	Off Street, RV Access/Parking

### **Interior**

Interior Features	Breakfast Bar, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	7
Zoning	R-L

## **Listing Details**

Listing Office	Royal LePage South Country - Lethbridge
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