

**5108 4 Street
Coalhurst, Alberta**

MLS # A2241217



\$510,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,520 sq.ft.	Age:	1988 (37 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.38 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Dishwasher, Gas Stove, Range Hood, Refrigerator, All window coverings including curtains, rods, and blinds, Ceiling fans, Hot tub "as is", Play structure in back yard,

If you've been dreaming of small-town living with the convenience of nearby amenities, look no further than this spacious two-storey home located in the heart of Coalhurst, Alberta. Just a short walk from both the elementary and junior/senior high schools, this property offers the perfect setting for families who want space, comfort, and community. Set on an incredible 64-foot by 258-foot lot, the yard is truly a standout feature — ideal for children, pets, gardeners, or anyone who enjoys outdoor living. Whether you're hosting gatherings or simply enjoying a quiet evening outside, this property offers endless possibilities with a large deck and concrete patio area. Inside, the home offers over 2,500 square feet of developed living space, with six bedrooms and three bathrooms. As you enter through the front door, you're welcomed by a spacious foyer that opens into the main living area with wood burning fireplace for cozy winter nights. There are 3 bedrooms and a bathroom and laundry and side entry on the main floor. As you make your way up to the second floor you will notice the large windows letting in lots of lights and views of willow tree. The kitchen living and dining is at the front of the home in one open space. The home has been freshly painted and includes many recent updates. Large new windows were installed in 2021, bringing in plenty of natural light, while the front exterior has been upgraded with SmartBoard siding and a fresh coat of paint the rest of the home. The roof is approximately 10 years old, offering added peace of mind. Upstairs, you'll find an enclosed porch area, protected from the elements perfect area for growing plants in the summer. Below grade, the home features a fully finished crawlspace with tons of extra storage space. In the backyard, you'll find a 24' x 26' upgraded double detached

garage with a rare drive-through portal, offering both convenience and functionality — ideal for parking, projects, or storage. Coalhurst still maintains its small-town charm while offering essential amenities like gas stations, a bakery, restaurants, and a local pub. Plus, it’s only six minutes from the edge of Lethbridge, giving you quick access to everything the city has to offer. This home at 5108 4th Street in Coalhurst is a rare opportunity to own a spacious property with room for your family to grow — both inside and out. Don’t miss your chance to make it yours!