

626 Spruce Drive
Coalhurst, Alberta

MLS # A2241633



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,196 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Sump Pump(s), Vinyl Windows		

Inclusions: shed, garden box

Here is an opportunity to own a fully developed, family friendly home in the Town of Coalhurst. This 4 bedroom 3 bathroom home is located on a quiet street and across from the Town Spray Park. This seller has loved tending her beautiful yard with the gorgeous shrubs, flowers and garden box growing her own vegetables!! There is a 12' x 16' rear sun deck off the kitchen or just enjoy sitting on the lush green grass and the work of staining the fence has all been done for you! The most recent improvements include a new garage door and garage door opener, vinyl plank flooring, new washer, dryer, new hot water tank, new dishwasher, some new railings for safety were added and the furnace has been regularly serviced and well maintained. The neighborhood is quiet and the seller says she has the best neighbors and will truly miss them. As our life storey moves to a different chapter, it creates new opportunities for the next family to enjoy such a comfortable and well planned home. The huge family room was ideal to host fans of the Saskatchewan Rough Rider gatherings and a great room to make music and have some laughs. Be sure to put this home on your list if you are looking for a fully developed home, nicely fenced and landscaped and ready to start your own memories !!