

780-832-5880

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301 Spruce Drive Coalhurst, Alberta

MLS # A2242061



\$385,000

Division:	NONE				
Type:	Residential/Hou	ıse			
Style:	4 Level Split				
Size:	930 sq.ft.	Age:	1991 (34 yrs old)		
Beds:	3	Baths:	2		
Garage:	Additional Parking, Double Garage Detached				
Lot Size:	0.16 Acre				
Lot Feat:	City Lot, Corner Lot, Irregular Lot				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, No Smoking Home, Open Floorplan

Inclusions: Above

Clean and bright; this south facing four level split, is the affordable home you've been waiting for. With a large double garage 10' ceiling and 8' door, with a 220 plug in for a welder! In Coalhurst you're only 10 minutes to Lethbridge, quicker to town than Paradise Canyon? Roof done in 2010, exterior paint 2015,. Save your money, call your REALTOR bring him / her along to see this one soon!