

301 Spruce Drive  
Coalhurst, Alberta

MLS # A2242061

**\$385,000**



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