

\$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

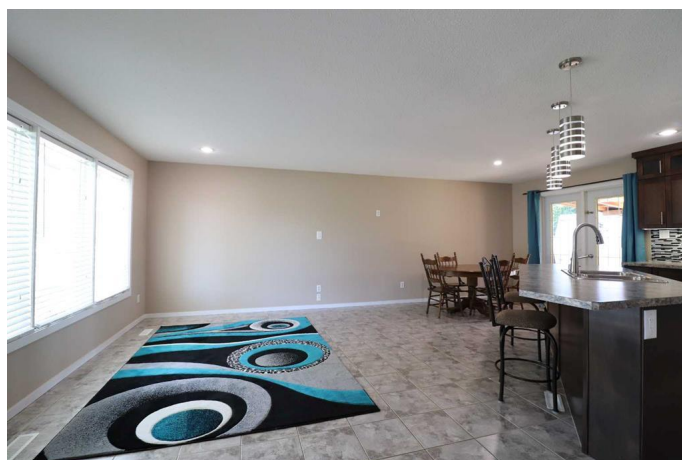
So much to offer at an affordable price! Hurry over to see this very well cared for, 3-bedroom, 2 full bathroom residence that is situated in a low-traffic, family friendly location. Pride of ownership is evident throughout the home. Appealing characteristics of the main level include a wide-open design, 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	8
Zoning	R-L

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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