

\$419,900 - 645 48 Avenue, Coalhurst

MLS® #A2251176

\$419,900

4 Bedroom, 2.00 Bathroom, 1,150 sqft

Residential on 0.11 Acres

NONE, Coalhurst, Alberta

Designers Dream! Enjoy the peaceful and serene town of Coalhurst - less than a 10 minute commute to Lethbridge!!! HUGE CORNER LOT in a quiet cul-de-sac with friendly neighbours just steps away from the spray park. Bright, airy, and thoughtfully designed, this FULLY FINISHED BI-LEVEL home checks all the boxes. OVER 2200SQ FEET OF FINISHED SPACE!! Natural light effortlessly flows through all day and you will appreciate the DESIGNER DETAILS like new paint, sliding barn door and tasteful finishings. Take advantage of 3 bedrooms upstairs (most with new flooring, baseboards and crown molding) that meet in a large open concept kitchen/living space. Entertaining or BBQing is a breeze with the ability to flow out from the kitchen onto the raised deck - the perfect sun escape. It even has ample storage underneath and the convenience of stairs right down into the back yard. The moveable shed is included and can also be used to store all of your outdoor necessities. Downstairs is currently set up with a bedroom, bathroom (with brand new vanity/backsplash and XL walk-in shower) and massive recreation space. There is a SEPARATE ENTRANCE out to the back yard making it ideal for multi-generational living or a potential secondary suite (A secondary suite would be subject to the approval and permitting by the city/municipality). The layout of this space has endless possibilities, and the storage is plentiful with big closets on both levels. (Check out the floor plan to see how



things can be easily reconfigured!) Parking is ample with room for two vehicles in the driveway, plus space behind the opening side gates for an additional trailer or camper. This home is perfect as it is but the potential to be creative is endless! Move to Coalhurst and blend comfort, practicality and potential today!

Built in 2013

Essential Information

MLS® #	A2251176
Price	\$419,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	645 48 Avenue
Subdivision	NONE
City	Coalhurst
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0V0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, See Remarks
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2025
Days on Market	11
Zoning	RS

Listing Details

Listing Office	First Place Realty
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