

\$415,000 - 4626 6 Street, Coalhurst

MLS® #A2201977

\$415,000

4 Bedroom, 3.00 Bathroom, 1,126 sqft
Residential on 0.09 Acres

NONE, Coalhurst, Alberta

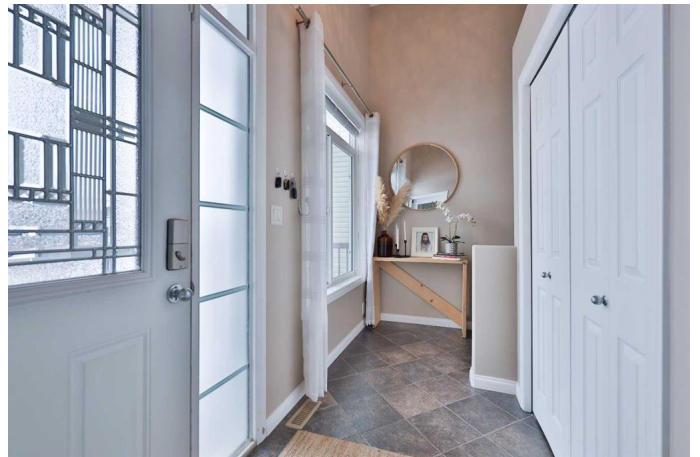
Welcome to 4626 6th St, Coalhurst, a well-maintained and thoughtfully designed home offering comfort, convenience, and exciting potential! This 1,126 sq. ft. property features 4 bedrooms and 3 full bathrooms, providing ample space for families of all sizes.

Upon entering, you'll find a bright and inviting main floor with 2 bedrooms and 2 full bathrooms, including a spacious primary suite. The functional layout continues with a cozy living area, a well-equipped kitchen, and a dining space that's perfect for entertaining. The home is complete with all appliances included! This ensures a seamless transition for the new owners.

The lower level boasts a large walk-out basement with 2 additional bedrooms and a full bathroom, offering excellent potential for a basement suite or additional living space! Whether you're seeking a multi-generational home or an investment opportunity, this flexible layout provides plenty of options.

Key updates include a new A/C unit installed in May 2022, ensuring year-round comfort, and a hot water tank replaced just one year ago for added peace of mind. The home also features an attached single garage for secure parking and storage.

Outside, the fully fenced yard offers privacy



and space for outdoor activities, with a shed included for extra storage.

Located in the welcoming community of Coalhurst, this home is close to schools, parks, and essential amenities. Don't miss the chance to make this versatile property your own – call your favourite REALTOR® and book your private showing today!

Built in 2009

Essential Information

MLS® #	A2201977
Price	\$415,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,126
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4626 6 Street
Subdivision	NONE
City	Coalhurst
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0V0

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Storage
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 17th, 2025
Days on Market	19
Zoning	R

Listing Details

Listing Office	Grassroots Realty Group
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