

\$439,900 - 626 Spruce Drive, Coalhurst

MLS® #A2241633

\$439,900

4 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.13 Acres

NONE, Coalhurst, Alberta

Here is an opportunity to own a fully developed, family friendly home in the Town of Coalhurst. This 4 bedroom 3 bathroom home is located on a quiet street and across from the Town Spray Park. This seller has loved tending her beautiful yard with the gorgeous shrubs, flowers and garden box growing her own vegetables!! There is a 12' x 16' rear sun deck off the kitchen or just enjoy sitting on the lush green grass and the work of staining the fence has all been done for you! The most recent improvements include a new garage door and garage door opener, vinyl plank flooring, new washer, dryer, new hot water tank, new dishwasher, some new railings for safety were added and the furnace has been regularly serviced and well maintained. The neighborhood is quiet and the seller says she has the best neighbors and will truly miss them. As our life storey moves to a different chapter, it creates new opportunities for the next family to enjoy such a comfortable and well planned home. The huge family room was ideal to host fans of the Saskatchewan Rough Rider gatherings and a great room to make music and have some laughs. Be sure to put this home on your list if you are looking for a fully developed home, nicely fenced and landscaped and ready to start your own memories !!

Built in 2008

Essential Information



MLS® #	A2241633
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,196
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	626 Spruce Drive
Subdivision	NONE
City	Coalhurst
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0V0

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Garburator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot,

	Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	1
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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