

# \$385,000 - 301 Spruce Drive, Coalhurst

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MLS® #A2242061

## \$385,000

3 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.16 Acres

NONE, Coalhurst, Alberta

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!

Built in 1991

### Essential Information

MLS® #	A2242061
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	301 Spruce Drive
Subdivision	NONE
City	Coalhurst



County	Lethbridge County
Province	Alberta
Postal Code	T0L0V0

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Additional Parking
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	City Lot, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 20th, 2025
Days on Market	4
Zoning	RESIDENTIAL

### **Listing Details**

Listing Office	2 PERCENT REALTY
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