

# \$280,000 - 410 52 Avenue, Coalhurst

MLS® #A2256980

**\$280,000**

3 Bedroom, 1.00 Bathroom, 1,094 sqft

Residential on 0.14 Acres

NONE, Coalhurst, Alberta

Price Improvement! Welcome to this upgraded 3-bedroom, 1-bath home in the family-friendly Town of Coalhurst, offering nearly 1,100 square feet of functional living space. Over the past three years, more than \$85,000 has been invested in improvements: everything from new appliances, modern lighting, fresh paint, updated flooring and trim, to newly painted cabinets and a fully refreshed bathroom; the yard has also received a ton of shrub and tree pruning. Perfect for families with schools and playgrounds nearby, this home offers both comfort and convenience. There is a garage, but it is essentially a tear down or requires major updating.

Coalhurst is just 15 km northwest of Lethbridge, giving you small-town charm with easy access to big-city amenities. The town is well known for its parks, green spaces, and community atmosphere, plus access to great schools walking distance away â€” ideal for growing families or someone looking for a terrific rental opportunity. Comes with a \$5,000 cash credit upon closing. Contact your favorite REALTOR® to book a showing.

Built in 1943

## Essential Information

MLS® # A2256980

Price \$280,000

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,094       |
| Acres          | 0.14        |
| Year Built     | 1943        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 410 52 Avenue     |
| Subdivision | NONE              |
| City        | Coalhurst         |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T0L0V0            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Sump Pump(s)                                     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Basement          | None                                             |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Poured Concrete                              |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 21st, 2025 |
|-------------|----------------------|

|                |             |
|----------------|-------------|
| Days on Market | 26          |
| Zoning         | Residential |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2 PERCENT REALTY |
|----------------|------------------|

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