

\$295,000 - 410 52 Avenue, Coalhurst

MLS® #A2256980

\$295,000

3 Bedroom, 1.00 Bathroom, 1,094 sqft

Residential on 0.14 Acres

NONE, Coalhurst, Alberta

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 – 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 \$295,000

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
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Days on Market	11
Zoning	Residential

Listing Details

Listing Office	2 PERCENT REALTY
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