# **\$319,000 - 109 Spruce Drive, Coalhurst**

MLS® #A2227860

# \$319,000

5 Bedroom, 2.00 Bathroom, 1,041 sqft Residential on 0.13 Acres

NONE, Coalhurst, Alberta

Investment Opportunity! Legally Suited Bi-Level with Revenue Potential. Welcome to this fantastic revenue-generating bi-level property, perfect for investors or buyers looking to offset their mortgage payments! Located in a desirable neighbourhood with easy access to amenities, schools, and transit, this home offers the flexibility and potential you're looking for. This is a rare opportunity to secure a property that offers both comfort and investment potential. Whether you're a first-time homebuyer or an experienced investor, this bi-level with a legal suite has all the right ingredients for success!



#### **Essential Information**

MLS® # A2227860 Price \$319,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

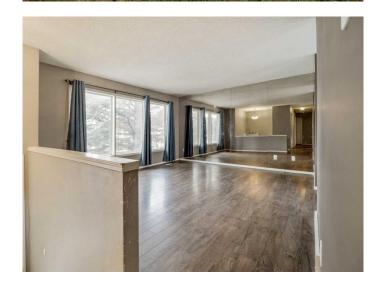
Square Footage 1,041
Acres 0.13
Year Built 1981

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**







Address 109 Spruce Drive

Subdivision NONE

City Coalhurst

County Lethbridge County

Province Alberta
Postal Code T0L 0V0

#### **Amenities**

Parking Spaces 4

Parking Off Street, Parking Pad, RV Access/Parking

## **Interior**

Interior Features No Animal Home, No Smoking Home, Separate Entrance, Storage

Appliances Dishwasher, Electric Stove, Microwave, Microwave Hood Fan,

Washer/Dryer, Washer/Dryer Stacked, Electric Oven

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features Courtyard, Private Entrance, Storage, Dog Run

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn,

Treed, City Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed June 4th, 2025

Days on Market 9

Zoning R-L

### **Listing Details**

Listing Office Real Broker

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