

# \$1,300,000 - 223001 Twp 9-2, Coalhurst

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MLS® #A2262272

**\$1,300,000**

5 Bedroom, 3.00 Bathroom, 1,681 sqft

Residential on 3.26 Acres

NONE, Coalhurst, Alberta

A beautifully renovated bungalow boasts over 2900 SF of developed living space with 5-bedroom, 2.5-bath home that feels brand new inside and out.

Every detail has been thoughtfully upgraded, creating a space that is as refined as it is comfortable.

Completely updated interior with fresh paint, new trims, windows and new doors throughout.

Custom tile walk-in shower and modern fixtures

Energy-efficient staggered stud walls and new triple-pane windows

Elegant, low-maintenance board-and-batten exterior with light pine soffits

New eavestroughing, garage doors, and a 4-year-old roof

Heated double garage with floor drain - fits two full-sized trucks

Brand new mechanical systems including:

High-efficiency furnace with humidifier and new ducting

High-efficiency tankless water heater



Air conditioning

Gas fireplace (thermostat-controlled) and two wood-burning options (fireplace + stove)

All new plumbing, venting, filtration, and water systems

Updated septic system

Professionally landscaped to perfection, this property is designed for both relaxation and recreation.

Exposed aggregate patios, curbing, and sidewalks

Stone firepit area with retaining wall and water feature

Mature trees with mulch beds and 3-year-old sod

Fully automated underground irrigation with 2" risers and drip system for trees

750,000-gallon trout-stocked dugout

Arctic Spa saltwater hot tub

For those who work, build, or create "the outbuildings deliver serious versatility and luxury.

Brand new 1,850 sq. ft. shop with heated concrete floor, drains, and standing seam metal roof "perfect for small business operations or hobby use

20' x 30' tarp building on concrete pad for added storage

Custom-built chicken coop

Vegetable garden and flower beds

Zoned Urban Fringe for flexible use and potential future value

All within minutes of the city â€” this rare acreage offers everything youâ€™ve been waiting for, call your REALTOR® before it is too late.

Built in 1987

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2262272                         |
| Price          | \$1,300,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,681                            |
| Acres          | 3.26                             |
| Year Built     | 1987                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 223001 Twp 9-2    |
| Subdivision | NONE              |
| City        | Coalhurst         |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T0L 0V0           |

### Amenities

|              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Parking Pad, Gravel Driveway |
| # of Garages | 2                                                                                                                                                   |

## Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                                                                                                      |
| Cooling           | Central Air                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                              |
| # of Fireplaces   | 3                                                                                                                                                |
| Fireplaces        | Basement, Gas, Living Room, Wood Burning, Wood Burning Stove, Other                                                                              |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                   |

## Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, Garden, Lighting, Private Yard, Storage                                                                             |
| Lot Description   | Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Secluded, Treed, Underground Sprinklers, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                                              |
| Construction      | Concrete, Metal Siding                                                                                                                       |
| Foundation        | Poured Concrete                                                                                                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 27                |
| Zoning         | Urban Fringe      |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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