

# \$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!

Built in 1981

## 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	10
Zoning	R-L

### Listing Details

Listing Office	Real Broker
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