

# \$134,500 - 4806 6 Street, Coalhurst

MLS® #A2240532

**\$134,500**

2 Bedroom, 1.00 Bathroom, 992 sqft

Residential on 0.11 Acres

NONE, Coalhurst, Alberta

This home is perfect for the do it yourselfer. Good bone mostly drywalled except for bath and laundry ceiling. Some windows replaced with 4 more loose in garage. Needs everything. Priced with that in mind. Land rezoned for possibilities for future development.

Built in 1972

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2240532                |
| Price          | \$134,500               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 992                     |
| Acres          | 0.11                    |
| Year Built     | 1972                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4806 6 Street     |
| Subdivision | NONE              |
| City        | Coalhurst         |
| County      | Lethbridge County |
| Province    | Alberta           |



|             |         |
|-------------|---------|
| Postal Code | T0L 0V0 |
|-------------|---------|

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 3                                               |
| Parking        | Off Street, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                               |

### **Interior**

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Open Floorplan          |
| Appliances        | None                    |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Basement          | None                    |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Irregular Lot |
| Roof              | Metal, None                         |
| Construction      | Wood Frame                          |
| Foundation        | Block, Wood                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 30              |
| Zoning         | R1              |

### **Listing Details**

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | Royal Lepage South Country - Lethbridge |
|----------------|-----------------------------------------|

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