



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2002 Sunflower Crescent Coaldale, Alberta

MLS # A2225144



\$319,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 102
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry		

Inclusions: none

Welcome to 2002 Sunflower Crescent – in The Seasons! Discover the perfect blend of comfort, convenience, and ownership in this brand-new 2025 modular home, located in the desirable community of The Seasons, where you own your land – that’s right, no pad or rental fees! This is an opportunity to enjoy affordable homeownership without compromising on style or space. Step inside and be greeted by a bright, open-concept layout that offers 3 bedrooms and 2 full bathrooms, ideal for families, downsizers, or anyone looking for single-level living. The spacious kitchen is thoughtfully designed, featuring a large walk-in pantry, modern cabinetry, and a center island. The kitchen also comes fully equipped with stainless steel appliances, including a fridge, stove, dishwasher, and microwave. The primary suite includes a well-appointed ensuite bathroom and ample closet space, while the additional two bedrooms provide flexibility for a home office, guest room, or growing family. A separate utility/laundry room offers practical storage solutions, complete with a closet and dedicated space for your washer, dryer, and freezer. Situated in a peaceful and well-maintained community, 2002 Sunflower Crescent combines the best of low-maintenance living with the pride of ownership. Whether you're a first-time homebuyer, downsizing, or simply looking for a fresh start in a friendly neighborhood, this home checks all the boxes.