



GRASSROOTS
REALTY GROUP

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**313 Sundance Drive
Coalhurst, Alberta**

MLS # A2259414



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, washer, dryer, central air conditioner, garage door opener + remote

Welcome to Coalhurst! This quiet community is only minutes from Lethbridge and offers families a tremendous neighbourhood to call home. This fully finished 2 storey is spacious, boasts 3 separate living rooms and a beautifully landscaped yard! The main floor of this home is bright with an open concept layout, there's special touches such as wainscoting in the living room, a cozy gas fireplace and main floor laundry with convenient half bathroom. Heading upstairs there are 3 bedrooms, a bonus living room with vaulted ceilings, 4 piece bathroom and a gorgeous 5 piece ensuite. The basement is finished with an additional bedroom, office, spacious family room and 3 piece bathroom!