



GRASSROOTS
REALTY GROUP

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**4213 Sundance Road
Coalhurst, Alberta**

MLS # A2269524



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,246 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Closet Organizers, Pantry, See Remarks, Separate Entrance, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Inclusions: Second Refrigerator, Second Stove, Second Dishwasher, Second OTR Microwave

This illegally suited bi-level property features two beautiful units with their own appliances and an ideal location near all Coalhurst amenities! Step past the attached double garage and over the front porch and you'll enter into a large bright living room. Further in, the kitchen features a breakfast bar, dining area, and corner pantry, sure to be a hit with the chef in your family. Two bedrooms can be found down the hall with a full four-piece bath nearby. The primary bedroom at the rear of the main-floor unit includes a four-piece ensuite bath and walk-in closet, creating an ideal layout for families. In the lower unit, two bedrooms are nestled comfortably beside an open-concept kitchen and living room, a full four-piece bath, and a separate laundry room. With a rear deck, rear gravel parking pad, and separate entry, this home is perfect for anyone looking to expand their existing portfolio, live up and rent down, or set up a luxurious retreat for guests. If an illegally suited home in a great community sounds like the place you've been waiting for, give your REALTOR® a call and book a showing today!