



GRASSROOTS
REALTY GROUP

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**418 Sundance Drive
Coalhurst, Alberta**

MLS # A2280320



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,006 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	4
Garage:	Alley Access, Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge x2, Stove x2, Dishwasher x2, OTR Microwave x2, Washer x2, Dryer x2, All window coverings, A/C, Shed.

This centrally located bi-level in Coalhurst is close to schools and parks and just a 15-minute drive to the University of Lethbridge. The upper level features a bright and spacious living room, kitchen, and dining area filled with natural light, with the dining room offering direct access to the deck. The main floor also includes three bedrooms, including a primary bedroom with a four-piece ensuite, a full main bathroom, and convenient main-floor laundry. The basement hosts a legal suite with two bedrooms, one with a four-piece ensuite, an open-concept kitchen and dining area, a family room, a four-piece bathroom, and its own laundry. Each suite has a separate double driveway, providing ample off-street parking. This property is an excellent opportunity for investors or buyers seeking a comfortable home with income potential.