



GRASSROOTS
REALTY GROUP

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**241 Sundance Drive
Coalhurst, Alberta**

MLS # A2282876



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SLR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Dishwasher, Microwave Hood Fan, Refrigerator, Stove, Washer and Dryer, All window coverings including curtains, rods, and blinds, Air Conditioner, Ceiling Fan, Sump Pump, Underground Sprinklers, Dishwasher

The perfect starter home with a fully finished basement featuring 9-foot ceilings—you're going to love it! This rare bungalow layout offers three bedrooms and three full bathrooms, providing minimal stairs and maximum convenience for everyday living. The main floor showcases vaulted ceilings, fresh paint, and charming wallpaper accents. Enjoy laminate flooring, and countertops, stainless steel appliances, and a convenient corner pantry. The living room is warm and inviting with a gas fireplace, MDF mantel, and a striking dark feature wall. The primary bedroom continues the vaulted ceiling detail and features a stylish MDF feature wall, floating shelves, a walk-in closet and of course its own en suite! The fully finished basement includes newly installed pot lights, a spacious bedroom, a full bathroom, and a dedicated laundry room—perfect for guests or additional living space. Outside, you'll find a fully fenced yard with underground sprinklers in both the front and back, plus a 10' x 11' pressure-treated deck ideal for relaxing or entertaining. Coalhurst is a desirable bedroom community of Lethbridge, often offering quicker access to destinations than some neighbourhoods within the city limits. Call your favourite REALTOR today to book your showing!