



**2004 Sunflower Crescent  
Coaldale, Alberta**

**MLS # A2283611**



**\$319,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Interior Lot		

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

**Inclusions:** N/A

Welcome to 2004 Sunflower Crescent &dash; 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 &dash; that&rsquo;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, 2004 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.