



GRASSROOTS
REALTY GROUP

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**4402 Sundance Road
Coalhurst, Alberta**

MLS # A2290382



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,004 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Mixed, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings.

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, 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 two bedrooms and a full bathroom. Downstairs, you'll find an additional bedroom, a comfortable family room, a four-piece bathroom, and laundry. The fully fenced and landscaped yard is complete with underground sprinklers and provides a great outdoor space to enjoy, along with ample parking, a driveway, and a double detached garage. If you're looking for a solid, well-located home, this could be the perfect fit.