



**213 Sundance Drive
Coalhurst, Alberta**

MLS # A2110727



\$339,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	872 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Irregular Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-9-22-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, No Smoking Home, Sump Pump(s), Track Lighting, Vinyl Windows		

Inclusions: N/A

Welcome to your new home in Coalhurst! This inviting 4 bedroom home is located on a quiet street with a private fully fenced yard. You'll find 2 bedrooms on the main level, and 2 more in the fully finished basement. Recently updated with new carpets, downstairs provides a great space for entertainment or relaxation. Located in a peaceful neighborhood with convenient access to amenities, this property offers the ideal blend of tranquility and functionality. Other updates include a new roof in 2023. Don't miss out on the opportunity to call this Coalhurst gem. If you're looking for that small town feeling and want to raise kids in a small town yet 5 minutes away from Lethbridge look no further!!! Call your Favorite Realtor Now to book a appointment.