



GRASSROOTS
REALTY GROUP

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**4318 Sundance Road
Coalhurst, Alberta**

MLS # A2127500



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	None
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	residential
Utilities:	-

Inclusions: n/a

This bi level is located in an established neighborhood. There is beautiful vaulted ceilings and open floor plan. Kitchen with island and pantry, good sized eating area and living room. Master bedroom features his and hers closets. Good sized second bedroom. Convenient covered deck features natural gas hook up for BBQ. The basement is open for future development. Roughed in plumbing is in place. The double attached garage features a radiant heater and plenty of storage. The front yard is beautifully landscaped with faux stream. Strawberries, raspberries and even an apple tree have been incorporated.