



**417 Sundance Place
Coalhurst, Alberta**

MLS # A2158246

\$435,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,473 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Water: -

Floors: Carpet

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Vinyl Siding

Zoning: R

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings

Inclusions: Fridge, stove, dishwasher, hood fan, microwave, washer, dryer, air conditioner, electric heater in garage, blinds

Discover the perfect blend of comfort and elegance in this remarkable 1,473 sqft true bi-level home. Designed with family living in mind, it offers five generously sized bedrooms and a layout that maximizes space and convenience. Enjoy morning sunrises on the east-facing deck just off the dining room. The primary suite is a true haven, featuring a large space, a spacious walk-in closet, and a stylish four-piece ensuite. 2 more bedrooms and another full bathroom complete the main level. The finished lower level is equally impressive, showcasing 9-foot ceilings and a vast family room centered around a classic wood-burning fireplace. Step outside the walk out basement to the private backyard, where you can relax in the landscaped area on the large pie shaped lot. Located in the sought-after Sundance subdivision of Coalhurst, this home sits on a quiet cul-de-sac and is just moments from parks, playgrounds, and schools. With easy, quick access to Lethbridge just a short drive away, you'll find everything you need in this welcoming community with the small town benefits & but close to city conveniences. Come and experience the exceptional lifestyle this home has to offer!