



7, 3814 Sundance Close
Coalhurst, Alberta

MLS # A2181446



\$229,900

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,097 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Cul-De-Sac, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 155
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, OTR microwave, washer, dryer, window coverings, a/c unit

Attention first-time buyers and investors! Welcome to Nine's on the Park, a quality-built townhome style condo is nestled at the end of a peaceful cul-de-sac in the community of Coalhurst. This 2-stoery unit had been freshly painted and featuring an open floor plan and offers 3 bedrooms and 1.5 bathrooms. On the main level, enjoy a living room with a custom tile-surround gas fireplace, complete with a TV shelf above, seamlessly connected to the dining area and kitchen, all with durable laminate flooring. A conveniently located half bath adds extra convenience for guests. Upstairs, you'll find 3 bedrooms, a full 4-piece bathroom and the bonus of upper-level laundry. This home boasts beautiful landscaping with underground irrigation and exceptional soundproofing for added privacy. This property suits a variety of lifestyles, whether you're a first-time buyer, an investor, downsizing, or looking for a revenue property. Maintenance-free living is a breeze with lawn care and snow removal included. Additional highlights include central air conditioning, all appliances, and two off-street parking stalls, making this home an excellent choice for small families or snowbirds.