



**2009 Sunflower Crescent
Coaldale, Alberta**

MLS # A2185417



\$294,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,088 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	R3
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Vinyl Windows		

Inclusions: none

Looking to downsize? Still want a yard? Come check out the quiet community in the Seasons where you own your land. No pad/lot rentals. Pride of ownership is evident in this desirable neighborhood. This modular home has 3 bedrooms and 2 bathrooms, open concept floorplan in the living, dining and kitchen area. The kitchen has a pantry and comes with fridge, stove, dishwasher and microwave. Located just 10 minutes from Lethbridge, the Town of Coaldale has everything you need. Come see this brand new modular home.