



**401 Sundance Bay
Coalhurst, Alberta**

MLS # A2185493



\$489,000

Division:	Coalhurst		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,352 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Faces R		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn, Landscaped, Level, Pie Shaped L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Fridges, 2 Stoves, 2 OTR Microwaves, 2 Dishwashers, 2 Washers, 2 Dryers, Garage door opener and 1 remote, A/C, Pergola, shed, Upright freezer and chest freezer, wall mounted electric fireplace in basement living room, 2 electric heaters in garage, over the toilet cabinet in downstairs bathroom, curtains and blinds

Jackpot! You have just found the best prizes on the market! This ideal bi-level home sits on one of the largest pie shaped lots in Coalhurst, situated in a quiet Cul-de-Sac. This 1325 sq ft home has pretty much everything you could ask for in a suited home! Three bedrooms with 2 full baths on the main floor, and 2 large bedrooms down and 1 full bath down. This home features one of the nicest illegal basement suites you will come across, separate laundry for up and down, a separate side entrance to the lower suite but also a second exit door as well as huge windows ensuring everyone's safety. A huge bonus with this home is its ICF basement as well as Air conditioning, and Hot Water on demand so you never run out of hot water. Upstairs you will find vaulted ceilings, a gas fireplace, a large kitchen and just outside the dining room is a massive deck. This pie shaped yard is huge and is fully fenced with a large shed. Lots of off street parking with a double driveway in the front, double parking pad in the rear, large 21 x 21 detached garage in the back and one additional parking area to the south of the garage. There was also a new roof installed in 2016 due to a hail storm. Don't delay this is an amazing find!