



4406 sundance Drive  
Coalhurst, Alberta

MLS # A2316820



**\$500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,628 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

**Inclusions:** fridge, stove, dishwasher, washer, dryer

Beautifully maintained family home in the beautiful community of Coalhurst, just minutes from Lethbridge. Designed with both comfort and functionality in mind, this home checks all the boxes. The open-concept main floor features a bright living room, spacious dining area, and a well-appointed kitchen complete with stainless steel appliances, quartz countertops, and a corner pantry offering excellent storage. Also on the main floor is a convenient office with built-in desk and a half bathroom. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a large ensuite featuring an oversized vanity and an impressive walk-in closet. Upper-floor laundry adds everyday convenience. The fully developed basement provides even more living space with a large family room, fourth bedroom, full bathroom, and additional storage. Outside, the beautifully landscaped yard offers mature trees, plenty of green space, and room for the whole family to enjoy. Located in a family-friendly neighbourhood, this move-in ready home combines space, style, and practicality in one complete package.