



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

302 Sundance Drive
Coalhurst, Alberta

MLS # A2326104



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,589 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer/Dryer, Window Coverings, Central AC, Central Vac and Attachments, Garage Door Opener w/ Remote, All Floating Shelves, TV Mount in Living Room

Situated on a desirable corner lot, this well-maintained 2-storey home offers 1,589 sq. ft. on the top two levels, a functional layout, and plenty of space. The open-concept main floor features a bright living room, good sized kitchen and dining room; all of which face the large windows overlooking the backyard. Also on the main floor is a dedicated office, convenient half bathroom, and direct access to the large deck and fully fenced yard. Upstairs, you'll find three bedrooms, including the spacious primary suite with a walk-in closet and 4-piece ensuite, along with a second full bathroom and the convenience of an upper-floor laundry room. The fully finished basement adds even more living space with a generous family room, fourth bedroom, and another full 4-piece bathroom. Additional features include central air conditioning, central vacuum, a single attached garage, and numerous recent updates, including a new hot water tank (2024), brand-new dishwasher, new smoke and carbon monoxide detectors, freshly cleaned carpets (June 2026), and a furnace and duct cleaning completed in November 2025. With its spacious yard, functional floor plan, and move-in ready condition, this is a house you'll be proud to call home. To schedule a private showing, call your agent.