



GRASSROOTS
REALTY GROUP

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2037 Sunflower Crescent
Coaldale, Alberta

MLS # A2328233



\$469,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,455 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 102
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Res
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: Window coverings

Experience the best of country living in The Seasons! Own your own land ! This home is on a huge pie-shaped lot. The 3 bedroom , 2 bathroom home backs onto beautiful golden canola fields, offering peaceful prairie views and spectacular sunsets. With its bright open-concept design, modern finishes, and sleek interior, this home feels anything but a manufactured home. Enjoy the perfect blend of style, comfort, and affordability in a quiet community, all while owning your own land. A rare opportunity to enjoy contemporary living with the beauty of the countryside just beyond your backyard.