



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2050 Sunflower Crescent
Coaldale, Alberta**

MLS # A2334994



\$344,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 102
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Welcome to 2050 Sunflower Crescent, a brand new 2026 modular home located in The Seasons, a growing and welcoming community in Coaldale with no lot fees. This beautifully designed 1,216 sq. ft. modular home offers 3 bedrooms, 2 full bathrooms, and a bright, open-concept layout designed for comfortable modern living. The spacious kitchen is the heart of the home, featuring a large island, generous walk-in pantry, and plenty of cabinet and counter space—perfect for everyday living and entertaining. The private primary suite offers a large walk-in closet and a full ensuite, while two additional bedrooms provide plenty of flexibility for family, guests, or a home office. A dedicated laundry room adds convenience with washer and dryer hookups, a closet for additional storage, and a designated freezer area. Thoughtfully designed with functionality and comfort in mind, this brand-new home offers an excellent opportunity for first-time buyers, downsizers, or anyone looking for affordable, low-maintenance living without monthly lot fees. Enjoy the peaceful atmosphere of The Seasons, a friendly and growing community close to parks, walking paths, schools, and local amenities. With its modern design, practical layout, and brand-new 2026 construction, 2050 Sunflower Crescent is move-in ready and waiting for you to call it home!