



GRASSROOTS
REALTY GROUP

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**2046 Sunflower Crescent
Coaldale, Alberta**

MLS # A2335422

\$334,900



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:	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
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Brand New in 2026! Welcome to 2046 Sunflower Crescent in The Seasons, a growing, friendly community in Coaldale with no lot fees. This beautifully designed 1,216 sq. ft. modular home offers 3 bedrooms, 2 full bathrooms, and an open-concept layout that is perfect for modern living. The spacious kitchen features a large island, walk-in pantry, and plenty of cabinet and counter space, making it ideal for entertaining and everyday life. The private primary suite includes a generous closet and a full ensuite, while two additional bedrooms provide flexibility for family, guests, or a home office. A dedicated laundry room offers hookups for a stackable washer and dryer, along with additional space for a freezer or extra storage. Built with comfort and functionality in mind, this move-in-ready home is an excellent opportunity for first-time buyers, downsizers, or anyone looking for affordable, low-maintenance living in a welcoming community. Enjoy the peaceful atmosphere of The Seasons, complete with nearby parks, walking paths, and easy access to schools and local amenities. Don't miss your chance to own this brand-new home in one of Coaldale's growing neighborhoods!