



GRASSROOTS
REALTY GROUP

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**317 Sundance Drive
Coalhurst, Alberta**

MLS # A2340607



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SLR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, range, dishwasher, microwave, washer, dryer, a/c, window coverings, garden shed x2, small deep freeze, sump pump

Welcome to 317 Sundance Drive in Coalhurst! Looking for a great family home in a quiet town? Look no further. This fully developed two-storey offers over 1,400 sq. ft. above grade, four bedrooms, 3.5 bathrooms, and plenty of space for the whole family. The main floor features a bright, open layout connecting the living room, dining area, and kitchen, along with convenient main-floor laundry and access to the back deck and landscaped yard. Upstairs, the spacious primary bedroom is a standout with a large ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. Downstairs, you'll find even more living space with a family room, fourth bedroom with its own walk-in closet, another bathroom, and plenty of storage. Outside, the fully landscaped yard features underground sprinklers, a great deck, and two storage sheds. Since 2021, the home has also seen several updates including a new washer, dryer, fridge, central A/C, sump pump, vinyl flooring, paint, light switches and plugs, and select pot lights. Located in the family-friendly community of Sundance with parks, playgrounds, and schools nearby, this home has the space, layout, and location to make a great fit for its next family.