



**GRASSROOTS**  
REALTY GROUP

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5, 3814 Sundance Close  
Coalhurst, Alberta

MLS # A2351890

**\$289,900**

|           |                                                         |        |                   |
|-----------|---------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                    |        |                   |
| Type:     | Residential/Five Plus                                   |        |                   |
| Style:    | 2 Storey                                                |        |                   |
| Size:     | 1,080 sq.ft.                                            | Age:   | 2010 (16 yrs old) |
| Beds:     | 3                                                       | Baths: | 1 full / 1 half   |
| Garage:   | Assigned, Off Street                                    |        |                   |
| Lot Size: | -                                                       |        |                   |
| Lot Feat: | Back Lane, Cul-De-Sac, Landscaped, No Neighbours Behind |        |                   |

|             |                                                                         |            |        |
|-------------|-------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                 | Water:     | -      |
| Floors:     | Carpet, Laminate, Linoleum                                              | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                         | Condo Fee: | \$ 160 |
| Basement:   | Full                                                                    | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                                                | Zoning:    | MUR    |
| Foundation: | Poured Concrete                                                         | Utilities: | -      |
| Features:   | Built-in Features, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows |            |        |

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Hood Fan, Washer/Dryer

Welcome to Nine's on the Park, a quality Reside Construction build located at the end of a quiet cul-de-sac in Coalhurst. Vacant and ready for immediate possession, this fully developed townhouse-style condo offers 3 bedrooms and 1.5 bathrooms in a layout that works just as well for first-time buyers and downsizers as it does for investors. The main floor is open and easy to live in, with the living room centred around a gas fireplace with a custom tile surround and a TV shelf above, flowing into the dining area and kitchen. A half bath on this level adds everyday convenience for guests. Upstairs, the primary bedroom is large enough for a king-sized bed and offers his and hers closets, joined by a second bedroom, a 4-piece bathroom and upper-level laundry, so there's no hauling baskets up and down the stairs. The finished basement adds a spacious rec room and a generous third bedroom with an oversized closet. Central air conditioning, two off-street parking stalls and all appliances are included. Outside, the landscaping is complete with underground irrigation, and lawn care are taken care of through the condo corporation. A gated green space just east of the property is a nice bonus for a quick walk or some fresh air. A strong combination of low-maintenance living and small-town value, just minutes from Lethbridge.