

# \$399,900 - 217 Sundance Drive, Coalhurst

MLS® #A2226261

**\$399,900**

4 Bedroom, 4.00 Bathroom, 1,395 sqft

Residential on 0.11 Acres

NONE, Coalhurst, Alberta

Spacious, stylish, and ready for your family! This beautiful fully developed 2 storey home offers 4 bedrooms and 3.5 baths, including a bright master suite with a 4-piece ensuite. Youâ€™ll love the open-concept kitchen featuring stainless steel appliances, central island, and sleek granite countertops. Relax in not one, but two cozy living rooms, with a built-in electric fireplace upstairs for added charm. Enjoy the convenience of main floor laundry, stay cool in the summer with central air, and keep your vehicle secure in the attached single car garage. A perfect home in a great Coalhurst neighborhood! Call your favorite REALTOR®, and book a viewing.

Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226261    |
| Price          | \$399,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,395       |
| Acres          | 0.11        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 217 Sundance Drive |
| Subdivision | NONE               |
| City        | Coalhurst          |
| County      | Lethbridge County  |
| Province    | Alberta            |
| Postal Code | T0L 0V0            |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 2                                |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | Granite Counters                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas            |
| Cooling           | Central Air                        |
| Fireplace         | Yes                                |
| # of Fireplaces   | 1                                  |
| Fireplaces        | Electric, Living Room              |
| Has Basement      | Yes                                |
| Basement          | Finished, Full                     |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Yard                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 18             |
| Zoning         | Residential    |

### Listing Details



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