

# \$535,000 - 313 Sundance Drive, Coalhurst

MLS® #A2259414

**\$535,000**

4 Bedroom, 4.00 Bathroom, 1,756 sqft

Residential on 0.08 Acres

NONE, Coalhurst, Alberta

Welcome to Coalhurst! This quiet community is only minutes from Lethbridge and offers families a tremendous neighbourhood to call home. This fully finished bi-level + bonus is spacious, boasts 3 separate living rooms and a beautifully landscaped yard! The main floor of this home is bright with an open concept layout, thereâ€™s special touches such as wainscoting in the living room, a cozy gas fireplace and main floor laundry with convenient half bathroom. Heading upstairs there are 3 bedrooms, a bonus living room with vaulted ceilings, 4 piece bathroom and a gorgeous 5 piece ensuite. The basement is finished with an additional bedroom, office, spacious family room and 3 piece bathroom!

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259414    |
| Price          | \$535,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,756       |
| Acres          | 0.08        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 313 Sundance Drive |
| Subdivision | NONE               |
| City        | Coalhurst          |
| County      | Lethbridge County  |
| Province    | Alberta            |
| Postal Code | T0L 0V2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage                              |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard, Storage           |
| Lot Description   | Back Yard, City Lot, Landscaped |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding             |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 1                 |

Zoning

Residential

Listing Details

Listing Office

Grassroots Realty Group

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