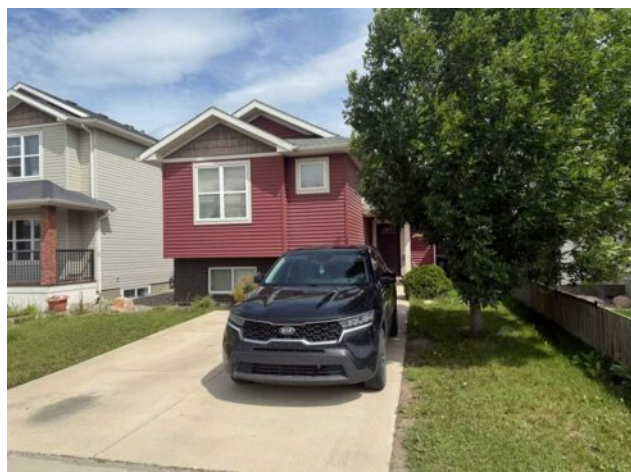


**307 Sundance Drive W  
Coalhurst, Alberta**

**MLS # A2234821**



# \$316,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Vaulted Ceiling(s)		

**Inclusions:** As Is Where Is

Solid Akora built bi-level with a smart layout and great value. This home has 4 bedrooms, 2 full bathrooms, and just over 1,000 sq. ft. above grade. The master bedroom is a great size and has a cheater door to the main bath. The main floor has vaulted ceilings, a cozy gas fireplace in the living room, and a walk-in pantry in the kitchen. Downstairs is fully developed with two more bedrooms and another full bathroom—lots of room for the family or guests. Outside is fully fenced, landscaped, and has underground sprinklers already set up. There's even a 12x11 deck out back—perfect for summer BBQs. Great home, solid builder, and a functional layout that works.