

### 2015 Sunflower Crescent Coaldale, Alberta

MLS # A2277440



# \$312,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 102
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** none

Welcome to 2015 Sunflower Crescent in The Seasons, a sought-after community where you own the land &mdash; no pad fees, no rentals, just true homeownership. This brand-new 2025 modular home offers an exceptional opportunity to enjoy modern living at an affordable price, without sacrificing space, comfort, or style. Inside, you'll find a bright and functional open-concept design featuring 3 bedrooms and 2 full bathrooms, perfectly suited for families, retirees, or anyone seeking the ease of single-level living. The kitchen is both stylish and practical, boasting modern cabinetry, a large walk-in pantry, and a kitchen island with extended eating bar &mdash; ideal for everyday living and entertaining alike. Stainless steel appliances, including fridge, stove, dishwasher, and microwave, are all included for added convenience. The primary bedroom offers a private retreat complete with a well-designed ensuite and generous closet space. Two additional bedrooms provide flexibility for guests, a home office, or growing family needs. A separate utility and laundry room adds valuable storage, featuring a closet and dedicated space for a washer, dryer, and freezer. Set within a quiet, well-maintained neighborhood, this home delivers low-maintenance living with all the benefits of ownership. Whether you're a first-time buyer, downsizer, or simply looking for a fresh start in a welcoming community, 2015 Sunflower Crescent is a home that truly checks all the boxes.