

# \$316,000 - 307 Sundance Drive W, Coalhurst

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MLS® #A2234821

## \$316,000

4 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.08 Acres

NONE, Coalhurst, Alberta

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.

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234821    |
| Price          | \$316,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,010       |
| Acres          | 0.08        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |



Status Active

### Community Information

Address 307 Sundance Drive W  
Subdivision NONE  
City Coalhurst  
County Lethbridge County  
Province Alberta  
Postal Code T0L 0V0

### Amenities

Parking Spaces 2  
Parking Concrete Driveway, Parking Pad

### Interior

Interior Features Breakfast Bar, Pantry, Vaulted Ceiling(s)  
Appliances See Remarks  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard, Storage  
Lot Description Back Yard, Landscaped, Standard Shaped Lot  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 26th, 2025  
Days on Market 36  
Zoning R-L

### Listing Details

Listing Office Lethbridge Real Estate.com

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