

# \$294,500 - 2009 Sunflower Crescent, Coaldale

MLS® #A2185417

**\$294,500**

3 Bedroom, 2.00 Bathroom, 1,088 sqft  
Residential on 0.10 Acres

NONE, Coaldale, Alberta

Looking to downsize? Still want a yard? Come check out the quiet community in the Seasons where you own your land. No pad/lot rentals. Pride of ownership is evident in this desirable neighborhood. This modular home has 3 bedrooms and 2 bathrooms, open concept floorplan in the living, dining and kitchen area. The kitchen has a pantry and comes with fridge, stove, dishwasher and microwave. Located just 10 minutes from Lethbridge, the Town of Coaldale has everything you need. Come see this brand new modular home.

Built in 2024

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2185417     |
| Price          | \$294,500    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,088        |
| Acres          | 0.10         |
| Year Built     | 2024         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

## Community Information

Address                2009 Sunflower Crescent



|             |                   |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Coaldale          |
| County      | Lethbridge County |
| Province    | Alberta           |
| Postal Code | T1M 0G4           |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Park, Snow Removal, Parking, RV/Boat Storage |
| Parking Spaces | 2                                            |
| Parking        | Parking Pad                                  |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Ceiling Fan(s), Vinyl Windows, Pantry         |
| Appliances        | Dishwasher, Refrigerator, Microwave, Stove(s) |
| Heating           | Forced Air                                    |
| Cooling           | None                                          |
| Basement          | None                                          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other                                  |
| Lot Description   | Interior Lot                           |
| Roof              | Asphalt Shingle                        |
| Construction      | Manufactured Floor Joist, Vinyl Siding |
| Foundation        | Piling(s)                              |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 14th, 2025 |
| Days on Market | 97                 |
| Zoning         | R3                 |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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