

# \$319,900 - 2002 Sunflower Crescent, Coaldale

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MLS® #A2225144

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.10 Acres

NONE, Coaldale, Alberta

Welcome to 2002 Sunflower Crescent â€” in The Seasons!

Discover the perfect blend of comfort, convenience, and ownership in this brand-new 2025 modular home, located in the desirable community of The Seasons, where you own your land â€” thatâ€™s right, no pad or rental fees! This is an opportunity to enjoy affordable homeownership without compromising on style or space.

Step inside and be greeted by a bright, open-concept layout that offers 3 bedrooms and 2 full bathrooms, ideal for families, downsizers, or anyone looking for single-level living. The spacious kitchen is thoughtfully designed, featuring a large walk-in pantry, modern cabinetry, and a center island. The kitchen also comes fully equipped with stainless steel appliances, including a fridge, stove, dishwasher, and microwave.

The primary suite includes a well-appointed ensuite bathroom and ample closet space, while the additional two bedrooms provide flexibility for a home office, guest room, or growing family. A separate utility/laundry room offers practical storage solutions, complete with a closet and dedicated space for your washer, dryer, and freezer.

Situated in a peaceful and well-maintained community, 2002 Sunflower Crescent combines the best of low-maintenance living



with the pride of ownership. Whether you're a first-time homebuyer, downsizing, or simply looking for a fresh start in a friendly neighborhood, this home checks all the boxes.

Built in 2025

**Essential Information**

|                |              |
|----------------|--------------|
| MLS® #         | A2225144     |
| Price          | \$319,900    |
| Bedrooms       | 3            |
| Bathrooms      | 2.00         |
| Full Baths     | 2            |
| Square Footage | 1,216        |
| Acres          | 0.10         |
| Year Built     | 2025         |
| Type           | Residential  |
| Sub-Type       | Detached     |
| Style          | Modular Home |
| Status         | Active       |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2002 Sunflower Crescent |
| Subdivision | NONE                    |
| City        | Coaldale                |
| County      | Lethbridge County       |
| Province    | Alberta                 |
| Postal Code | T1M 0G4                 |

**Amenities**

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

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator    |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |

|                   |                 |
|-------------------|-----------------|
| Basement          | None            |
| <b>Exterior</b>   |                 |
| Exterior Features | Other           |
| Lot Description   | Interior Lot    |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Piling(s)       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 33              |
| Zoning         | R3              |

**Listing Details**

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



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