

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

---

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 | 57              |
| Zoning         | R-L             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.