

# \$369,900 - 3807 Sundance Close, Coalhurst

MLS® #A2228837

**\$369,900**

4 Bedroom, 4.00 Bathroom, 1,496 sqft

Residential on 0.07 Acres

NONE, Coalhurst, Alberta

Welcome to the quiet town of Coalhurst! Located just 10 minutes west of Lethbridge, this Coalhurst gem is perfect for families, first-time buyers, or anyone looking for the right mix of space, convenience, and future potential. This spacious half-duplex offers over 2,100 sq. ft. of total finished living space, with 4 bedrooms, 3 full bathrooms, 1 half bathroom, and the peace of having no rear neighbours—just wide-open views of the prairie sky.

The open-concept main floor is perfect for gathering—whether you're hosting friends around the island with barstool seating or curling up by the gas fireplace after a long day. From the kitchen, take in peaceful views of the field behind you. Upstairs, the primary bedroom is complete with an ensuite and not one but two closets! You'll also find two more bedrooms and another full bathroom. Downstairs, the finished basement is ready for movie nights, guests, hobbies, or play—with a well-sized rec room, fourth bedroom, another full bathroom, and plenty of storage. The attached single garage is wired for EV charging, and with central A/C and forced-air heating, you'll be comfortable year-round. Schools and parks are just a short walk away, and Lethbridge is only a quick drive when you need it. If you're looking for comfort, functionality, and room to breathe—this home checks all the boxes! Reach out to your favourite REALTOR® to book a time to see it.



Built in 2012

## Essential Information

MLS® #	A2228837
Price	\$369,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,496
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	3807 Sundance Close
Subdivision	NONE
City	Coalhurst
County	Lethbridge County
Province	Alberta
Postal Code	T0K0V2

## Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Driveway, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Bookcases, Kitchen Island, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle, Tile, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Standard Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	10
Zoning	MUR

## Listing Details

Listing Office	Grassroots Realty Group
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