

\$329,900 - 110 1 Avenue Ne, Sundre

MLS® #A2121069

\$329,900

2 Bedroom, 1.00 Bathroom, 1,088 sqft

Residential on 0.34 Acres

NONE, Sundre, Alberta

Viewings by Appointment Only Welcome to this beautiful bungalow in Sundre. The home is situated on a large 0.34-acre (14,810 sq ft) lot surrounded by lilacs and mature trees that flank the edge of a small ravine to the east. Enjoy social gatherings into the night with bonfires at the rustic fire pit that is tucked privately into the trees. The EXTRA-LARGE BACKYARD area could be put to a variety of uses such as gardens, greenhouses, gazebos, carports, or carpenter's sheds. The main floor has 1088 sq ft of living space and the basement has 730 sq ft that can be developed for additional bedrooms. The spacious living room and extra-large master bedroom have large windows for an abundance of NATURAL LIGHT. The partially finished basement contains 2 finished rooms that were previously used for a storage room and a hobby room. The home has seen MANY upgrades over the years including laminate flooring, painting, windows, newer fixtures, and a vanity in the bathroom. The sewer plumbing has been previously replaced and upgraded to the town connection. Additionally, a 100-amp electrical panel and home wiring were upgraded. This property is located at a fantastic location, situated on a beautiful large corner lot near the end of a quiet street. It is close to all the amenities and is within walking distance to shopping, church, eateries, doctor's & dentist offices, a school, The credit union, and Sundre's extensive TRAIL system. The extra-large gravel driveway is large enough to



accommodate multiple vehicles including recreational vehicles such as large trucks, trailers, camper vans, motor homes, boats, or RV parking. Don't miss out on this perfect place to call home and imagine living here today!

Built in 1950

Essential Information

MLS® #	A2121069
Price	\$329,900
Sold Price	\$271,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,088
Acres	0.34
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	110 1 Avenue Ne
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking Spaces	4
Parking	Boat, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	Electric Range, Refrigerator, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit
Lot Description	Cul-De-Sac, Lawn, Many Trees, Open Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 31st, 2024
Days on Market	49
Zoning	UR
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.