

# \$247,900 - 9 Alberta Avenue, Sunnyslope

MLS® #A2125988

**\$247,900**

3 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential on 0.25 Acres

NONE, Sunnyslope, Alberta

Experience the charm of this 3-bedroom sanctuary nestled on a sprawling 1/4 ACRE LOT adorned with majestic mature trees and breathtaking western views. Discover the convenience of a 24x26 heated double detached garage. Step inside to a meticulously clean, move-in-ready home boasting an inviting open floor plan, accentuated by a luminous skylight in the dining area and soaring vaulted ceilings. Relax in the luxurious master suite featuring a 4-piece ensuite bathroom and a spacious walk-in closet. Additional comfort awaits with a second 4-piece bathroom. Enjoy peace of mind with new shingles on the home in 2021 and fresh siding & shingles on the garage in 2020. Revel in the updated laminate flooring in the living room and one of the bedrooms done in 2020. You will benefit from a well on the property for hassle-free yard watering. All this beauty is situated in a picturesque valley, just an hour's drive to Calgary or Red Deer and just outside of the village of Linden. Come check it out!

Built in 2001

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2125988  |
| Price      | \$247,900 |
| Sold Price | \$247,000 |
| Bedrooms   | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,140       |
| Acres          | 0.25        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 Alberta Avenue |
| Subdivision | NONE             |
| City        | Sunnyslope       |
| County      | Kneehill County  |
| Province    | Alberta          |
| Postal Code | T0M2A0           |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Basement          | None                                                               |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | None                                           |
| Lot Description   | Front Yard, Many Trees, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Wood Frame                       |
| Foundation        | Piling(s)                                      |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 27th, 2024 |
| Date Sold   | May 16th, 2024   |

|                |      |
|----------------|------|
| Days on Market | 17   |
| Zoning         | R1   |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            eXp Realty

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