

# \$295,000 - 307 Centre Street N, Sundre

---

MLS® #A2134832

## \$295,000

2 Bedroom, 1.00 Bathroom, 800 sqft

Residential on 0.17 Acres

NONE, Sundre, Alberta

If you've ever heard the expression "cute as a bug's ear", and wondered what it meant, this sweet little bungalow is a prime example of what the saying means. This well looked after and tastefully decorated 2 bedroom house could be your perfect new home. As the office could easily be used for a third bedroom, it would be ideal for a small family or single parent on a budget. Directly across the street from the schools in the town of Sundre and very close to the walking trails that run along the Bearberry Creek and Red Deer River. This cool home features some purdy awesome upgrades including a new vinyl plank flooring, a new hot water tank, new washer, new fridge, water softener and a new blower in the furnace. The cook in your family will love the gas range and the gas dryer is a great option come laundry day. There's even a mountain view from the kitchen window! Out back you'll find a 24 X 28, heated garage that awesome for storing your toys or as a great workspace. Beside it is a gated, graveled pad to store extra vehicles on or your RV. The back yard is a great space for entertaining with a concrete patio. Tons of fenced yard for the kiddies or your furry friends or both. Why pay someone else's mortgage when you could be owning your own home. The price of this home is quite affordable and would be perfect for the younger crowd that's just starting out. You REALLY need to see this sweet spot to appreciate all it has to offer. Don't dally....it won't last! Call your favorite REALTOR today



and get packin'!

Built in 1938

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2134832    |
| Price          | \$295,000   |
| Sold Price     | \$295,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 800         |
| Acres          | 0.17        |
| Year Built     | 1938        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |



**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 307 Centre Street N  |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1X0              |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 2                                                    |
| Parking        | Additional Parking, Alley Access, Workshop in Garage |

**Interior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Wood Counters                                         |
| Appliances        | Dryer, Garage Control(s), Refrigerator, Washer, Water |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None                                                  |
| Fireplace         | Yes                                                   |



|                 |                     |
|-----------------|---------------------|
| # of Fireplaces | 1                   |
| Fireplaces      | Gas                 |
| Has Basement    | Yes                 |
| Basement        | Partial, Unfinished |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Garden, Street Lighting |
| Roof              | Metal                                                   |
| Construction      | Vinyl Siding                                            |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2024 |
| Date Sold      | June 3rd, 2024 |
| Days on Market | 7              |
| Zoning         | R2             |
| HOA Fees       | 0.00           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.