

\$400,000 - 204 7 Avenue Ne, Sundre

MLS® #A2135402

\$400,000

2 Bedroom, 1.00 Bathroom, 1,890 sqft

Residential on 0.19 Acres

NONE, Sundre, Alberta

SUNDRE -GREAT INVESTMENT PROPERTY. BOTH SIDES OF A DUPLEX located on a quiet street across the road from the Sundre hospital. Both units are on one title and not under separate titles. The building was built in 1979 and one unit was upgraded in 2011 with a new kitchen etc. Both units are tenant occupied with extremely good rents. The property is fully perimeter fenced with a dividing fence between the units. Each unit has a balcony deck on the front as well as a ground level patio. There is a large storage or garden shed at the back of the property.

Unit 1 is a two bedroom bilevel unit of 945 square feet four piece bathroom on the main level with the basement fully developed with two bedrooms, family room, utility room and three piece bathroom. Unit is rented for \$1800 a month including utilities under lease to July 31, 2024,

Unit 2 is a two bedroom bilevel unit of 945 square feet with a four piece bathroom on the main level with no basement development other than laundry and storage, This unit was upgraded in 2011. This unit is rented for \$1500 a month including utilities and the lease expires September 30, 2024.

Built in 1979

Essential Information



MLS® #	A2135402
Price	\$400,000
Sold Price	\$400,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,890
Acres	0.19
Year Built	1979
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	204 7 Avenue Ne
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 27th, 2024
Date Sold June 14th, 2024
Days on Market 18
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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.