

# \$119,000 - 106 4 Street Nw, Sundre

MLS® #A2144264

**\$119,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.34 Acres

N/A, Sundre, Alberta

75X200 BARE LOT IN SUNDRE. R2 ZONING which allows for multiple opportunities for development (DETACHED home, DUPLEX, 4 PLEX, SEMI DETACHED dwellings etc). All utilities capped INSIDE the lot. Do you want to build a new home on a mature lot? Have you been thinking of investing in real estate or building an income generating rental? This may be for you! INVESTORS & DEVELOPERS - This lot is located beside existing ROW housing and close to shopping and various amenities. Sundre is along the COWBOY TRAIL & is known for its west country & recreational activities. This small thriving town is in need of residential housing and offers many great amenities. (Hospital, K-12 School, Aquatic Centre, ARENA, Curling rink, Snake Hill recreational area, award winning GOLF COURSES etc.) OIL & GAS, LUMBER & AGRICULTURAL INDUSTRIES EMPLOY MANY OF THE RESIDENTS OF SUNDRE. 36KM WEST OF OLDS, 115KM to DOWNTOWN CALGARY, 102KM TO DOWNTOWN RED DEER. Situated at the base of the glorious Rocky Mountain foothills, more than 2,700 residents are proud to call Sundre their home.



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2144264  |
| Price  | \$119,000 |

|            |                  |
|------------|------------------|
| Sold Price | \$114,500        |
| Bathrooms  | 0.00             |
| Acres      | 0.34             |
| Type       | Land             |
| Sub-Type   | Residential Land |
| Status     | Sold             |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 106 4 Street Nw      |
| Subdivision | N/A                  |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M1X0               |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | None      |
| Lot Description   | Back Lane |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2024 |
| Date Sold      | July 21st, 2024 |
| Days on Market | 25              |
| Zoning         | R2              |
| HOA Fees       | 0.00            |

### Listing Details

|                |                                                |
|----------------|------------------------------------------------|
| Listing Office | RE/MAX real estate central alberta - Innisfail |
|----------------|------------------------------------------------|

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