

\$239,000 - 2, 804 1 Street Ne, Sundre

MLS® #A2149829

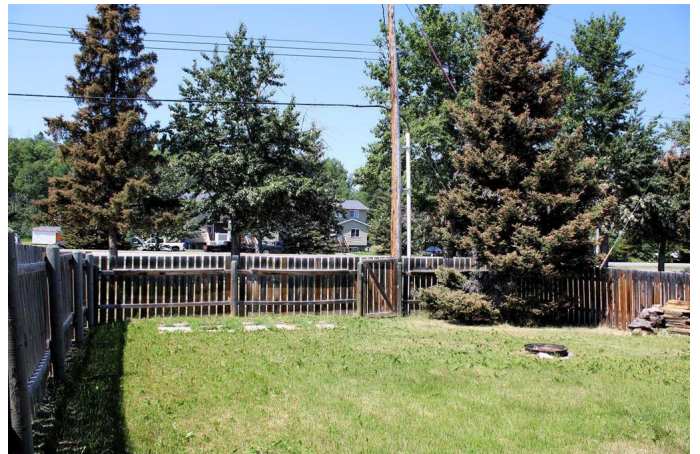
\$239,000

4 Bedroom, 2.00 Bathroom, 1,006 sqft

Residential on 0.09 Acres

NONE, Sundre, Alberta

The "Mid-century" style has taken the interior design community by storm, focusing on clean lines, minimalism, and functionality. Characterized by natural wood and expansive windows, this design concept is fully embraced by this AFFORDABLE 1/2 duplex bungalow, built in 1976. The BIG & BOLD ceiling TIMBERS make a dramatic statement against the pristine SNOW-WHITE ceilings, perfectly complementing the FRESHLY LAID FLOORING and NEWLY PAINTED WALLS. A modern touch is added with the newly installed baseboards, bringing a contemporary feel to the home. The original solid wood cabinetry has been cleaned and oiled to enhance its innate natural beauty. The traditional U-shaped kitchen provides ample cupboards, storage, and plenty of countertop space. Kitchen appliances have been UPGRADED in the recent renovation. The generous natural light streaming through the many large windows illuminates the main living areas, creating a warm and inviting ambience. As for the main floor, it boasts TWO spacious bedrooms, each adorned with generous closets, and a strategically placed bathroom down the hall, ensuring convenience and comfort. The home features a side entrance door and a small landing that make the short flight of stairs easy to navigate. This layout allows for the POSSIBILITY of converting the FULLY FINISHED basement into a rental suite with private access. The L-shaped family room is a standout feature of the basement, offering



a COOL RETREAT from hot weather !!!
Additionally, there are 2 more sizable bedrooms and an extra 3-piece bathroom. Ample STORAGE space can be found in the oversized LAUNDRY/storage and service room. This COMFORTABLE home has been recently renovated and upgraded, ensuring it is move-in-ready condition. It is perfectly suited for first-time homebuyers, seasoned investors, or growing families. The property is conveniently located and very close to the hospital, shopping and dining, and picturesque walking trails. EXPERIENCE SUNDRE-- the Gateway to the WEST country !!

Built in 1976

Essential Information

MLS® #	A2149829
Price	\$239,000
Sold Price	\$245,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,006
Acres	0.09
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2, 804 1 Street Ne
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Off Street, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Beamed Ceilings, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Level
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 26th, 2024
Days on Market	8
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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