

\$289,000 - 206 3rd Street Nw, Sundre

MLS® #A2151401

\$289,000

3 Bedroom, 2.00 Bathroom, 1,196 sqft
Residential on 0.24 Acres

NONE, Sundre, Alberta

NO NEED to *RETREAT indoors to ESCAPE the HEAT* !!! The south-facing 15x18 deck is the IDEAL place to spend time OUTDOORS. Shaded by mature evergreens - it offers a COOL RETREAT - the towering canopy providing all-day SHADE and privacy. RELAX or exercise at your LESUIRE in the incredible SWIM-SPA hot tub, perfect for anyone with special needs. The home features other special needs accommodations, such as a WHEELCAIR LIFT at the front entrance and a modern ROLL-IN shower in the main bath. Surrounded by tall EVERGREEN trees, lush GREEN lawns, and LOW-MAITANANCE landscaping the spacious lot creates a serene and peaceful HAVEN with plenty of space for gardening, pursuing hobbies, or simply relaxing in NATURE. An attractive, front garden is full of EASY-CARE perennials and sprawling, CLIMBING vines add an ENCHANTING vibe of QUIET COTTAGE characteristics to this lovely home. The living room incorporates EXTRA side windows, creating a flood of NATURAL SUNLIGHT and a feeling of SPACIOUSNESS, thanks to its UNIQUE angled, front design and modified bow. The raised VAULTED ceilings and DOUBLE-ARCHED openings further enhance the dramatic and AIRY feel of the space, SEAMLESSLY connecting the dining room and kitchen. The FLEXIBLE dining room allows a cozy nook to showcase an heirloom China cabinet or desk and offers additional pantry space. The kitchen features UPDATED



appliances and a striking CONTRAST between COTTAGE WHITE upper cabinets and NAUTICAL-BLUE lower cabinetry, all tied together by ELEGANT CREAM countertops, resulting in a delightful MODERN colour scheme. There is extra storage in the 8x12 mudroom addition – a home for boots, shoes and outerwear !!. A private master bedroom is TUCKED at the end of the hall, away from the main living areas. This creates a QUIET sanctuary where you can RELAX at the end of the day. It has a 4-piece bath and generous walk-in closet. The home includes two bedrooms with sizable closets and a main bathroom with a renovated wheelchair-accessible shower. This one-level home is dry-walled -with new laminate flooring and paint throughout. The furnace is only 3 years old. The detached garage has access from the alley with extra parking available. PLUS, a pet-friendly insulated shed with power. This huge 60 x 177 lot has mature trees and is in an IDEAL LOCATION for walking to shopping, restaurants, post office and doctor's offices. Sundre is RENOWNED for its beauty, its natural setting against the BACKDROP of the majestic Rocky Mountains and the clear flowing Red Deer River.

Built in 1994

Essential Information

MLS® #	A2151401
Price	\$289,000
Sold Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,196
Acres	0.24
Year Built	1994

Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Sold

Community Information

Address	206 3rd Street Nw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Detached, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Metal
Construction	Stucco, Vinyl Siding
Foundation	Block, Wood

Additional Information

Date Listed	July 21st, 2024
Date Sold	September 13th, 2024
Days on Market	54

Zoning	R-3
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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