

\$399,500 - 104 2 Street Nw, Sundre

MLS® #A2189448

\$399,500

6 Bedroom, 4.00 Bathroom, 1,105 sqft

Residential on 0.30 Acres

NONE, Sundre, Alberta

Fantastic investment opportunity! Live in one side & rent out the other side or rent out both sides! Check out this updated FULL DUPLEX on one title, with 3 beds & 2 baths on each side, a large lot, & tons of parking! Each unit has 3 bedrooms, a 4 piece bath & storage in the basement. Each main floor offers a spacious living room with new picture window, bright updated kitchen with newer appliances, nice dining area, pantry/office space, a 2 pc bath, back deck & main floor laundry! Both units have a great west facing back deck with huge fenced yard, room for RV parking, a side driveway for parking & an extra parking stall at the back. Both units are move in ready with updated low maintenance flooring throughout, vinyl windows, & newer: furnaces, appliances, & electrical panels. New HWT in unit A. Immediate possession. Sundre is a picturesque community along the Red Deer River with LOW vacancy rate, all amenities including a hospital, AquaPlex, great schools, outdoor activities & is only 30 mins from Olds College, approx 1 hour to Calgary. You really can have it all!

Built in 1972

Essential Information

MLS® #	A2189448
Price	\$399,500
Sold Price	\$375,000



Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,105
Acres	0.30
Year Built	1972
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Sold

Community Information

Address	104 2 Street Nw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking Spaces	6
Parking	Gravel Driveway, Parking Pad, RV Access/Parking

Interior

Interior Features	Pantry, Vinyl Windows
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Private
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 21st, 2025
Date Sold	February 7th, 2025
Days on Market	16
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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