



3, 106 4 Street NW
Sundre, Alberta

MLS # A2282640



\$364,800

Division:	NONE		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,363 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Stone	Zoning:	R-2
Foundation:	ICF Block, Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Inclusions: Fridge, Stove, Microwave Hood Fan, Built-In Dishwasher, Garage Control & Remote

LOOK NO FURTHER! ELEGANCE MEETS AFFORDABILITY! Fantastic investment opportunity!!!! New town homes coming to the vibrant town of Sundre, Alberta. Three storeys of City Feels, with amazing small town vibes. Situated centrally, walk, bike or stroll to wherever you need. Ground floor with garage, flex area, mechanical room and backing onto your large green space area. Second level / main area complete with beautiful kitchen, great room and dining room / breakfast nook area. Quartz top kitchen island, vinyl flooring throughout main floor, stainless steel appliance package, plenty of storage, and a two piece bath. Retreat to the upper level, third floor, where you will find large primary bedroom, two additional bedrooms, five piece bath with quartz counters and two sinks with a laundry area. All bedrooms complete with walk in closets and custom MDF closet shelving organizer system. Walk out of the second floor onto the ten foot by seventeen foot large deck area with gas BBQ connection and enjoy the view of your backyard. Contact your favorite Realtor so you can join other lucky owners of these fantastic condo units priced below \$400k in this ultra and up and coming community! Unit 1, 2 & 4 have already sold!!!!