



**105 2 Avenue NE
Sundre, Alberta**

MLS # A2283414



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Creek/River/Stream/Pond, Gentle Sloping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Fantastic Revenue Opportunity or Versatile Family Home on a Huge Lot Backing Directly onto Bearberry Creek and Walking Paths! This Updated Bungalow with Walk-out Basement Offers Space, Privacy, and Incredible Flexibility — all Within Walking Distance to Downtown Amenities and Local Schools. The Main Level Features a Bright, Spacious Living Room, 2 Comfortable Bedrooms, and a 3-Piece Bath. Numerous Upgrades have Already Been Taken Care of, Including a New Roof, Updated Flooring in 2024, Fresh Paint, and Plumbing Improvements. Downstairs, the Walk-out Basement Adds Major Value with an Additional Bedroom & Den, kitchenette and a 3-Piece Bathroom with Separate Entrance. Whether You're Looking to Invest, or Accommodate Extended Family, the Layout Supports Multiple Living Arrangements. Outside, the Oversized lot Backs onto Peaceful Green Space and Creek Pathways — a Rare Setting that Offers Both Privacy and Recreation Right out your Back Door. There's Also Tons of Parking, Including Room for an RV, Making this Property as Practical as it is Appealing. A Unique Combination of Location, Lot Size, Updates, & Floorplan — This is one You Don't Want to Miss.