



218 8 Avenue NE
Sundre, Alberta

MLS # A2295466

\$525,000



Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,319 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Re		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-1
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters, Storage, Vinyl Windows		

Inclusions: New Samsung appliance (refrigerator, electric convection range, dishwasher), overhead ceiling fans, blinds, small deepfreeze, piano, hot tub, shed, greenhouse, raised gardens

Beautifully updated home in a prime Sundre location! Situated on an amazing garden lot directly across from Purple Park playground and outdoor rink, this property offers the perfect blend of lifestyle and convenience. Extensive upgrades include a fully renovated kitchen with quartz counters, tile backsplash, double oven, glass-top convection cooktop, and new Samsung appliances. The home features new flooring, fresh paint throughout, upgraded bathrooms, new lighting, 6 ceiling fans, and new blinds (blackout in bedrooms). Exterior improvements include new fence, greenhouse, shed, raised garden beds, dog run, landscaping, and tree trimming. Enjoy the private yard with mature, fruit-bearing plants (crabapple, saskatoon, raspberry, blueberry, strawberry) and a well-maintained hot tub with new cover. Recent updates to vinyl windows and Hardie board siding, plus serviced boiler and fireplace, add peace of mind. Move-in ready with exceptional value!