



**GRASSROOTS**  
REALTY GROUP

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**1112 2 Street NE**  
**Sundre, Alberta**

**MLS # A2297779**



**\$599,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Creek/River/Stream/Pond, Front Yard, Ga		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Central AC, dishwasher, electric range, refrigerator, microwave hood fan, washer & dryer, window coverings, ceiling fans, central vac & attachments, garage door opener & remotes, shed, raised flwoer beds, fire pit, GEMSTONE exterior lighting, light fixtures, tv mounts & hot tub

Pride of ownership shines throughout this beautifully renovated 2004 Laebon built bilevel offering 1,216 sq ft plus a bright, fully finished basement, heated garage & central AC. Recent updates include flooring, lighting, fresh paint, quartz countertops, Gemstone exterior lighting, & more. Main floor features a bright, open layout with a spacious primary retreat complete with dual walkin closets. Lower level offers two generous bedrooms, a 4-piece bath, & a welcoming family/rec room with infloor heating, complemented by central air for year round comfort. Step outside to your private backyard oasis, complete with raised garden beds, hot tub, freshly stained dual decks, gas BBQ hookup, shed, & firepit, perfect for relaxing or entertaining. Ideally located across from Sundre river trails in one of Sundre's most desirable areas.