



GRASSROOTS
REALTY GROUP

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987 1 Avenue
Sundre, Alberta

MLS # A2312235



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,374 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Storage, Sump Pump(s)		

Inclusions: N/A

Welcome to your own little acreage right in the town of Sundre. This 1/2 acre lot is open to whatever you can dream of from a shop to chickens. The split level home has plenty of room for the family you have or the one you want to grow into. The primary suite boasts a balcony looking into the back yard that would make for the perfect morning coffee. The living room and kitchen are home to the main floor as well as a large mud room. This 4 level split offers 3 bedrooms and 2 bathrooms. There is plenty of room to build a garage and also has a pad for the hot tub out back. Truly the yard is what is going to win you over, and all of this is located within a short walk to the Red Deer River and the walking trails for year round outings.