



968 1 Avenue NE  
Sundre, Alberta

MLS # A2312697



**\$335,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	682 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Tucked into the trees on an expansive 18,578 sq. ft. lot (approximately 0.43 acres) in the heart of Sundre, this beautifully reimagined one-bedroom, one-bathroom home is the perfect blend of charm, simplicity, and modern efficiency. Just minutes from the river pathways and outdoor recreation, this property offers a peaceful retreat with all the hard work already done. Originally built in 1955, the home has been completely renovated from top to bottom, including all new electrical and plumbing systems, a brand new furnace and hot water tank, durable metal roofing, and fresh vinyl siding for low-maintenance living. The property has also undergone extensive cosmetic renovations, including a beautifully updated kitchen and bathroom, all new paint throughout, and brand new front and rear decks that create inviting outdoor living spaces surrounded by mature trees and nature. The property was also connected to municipal services. Inside, the home is tastefully finished with a warm, modern aesthetic that makes every square foot feel intentional and inviting. With ample parking space and a massive treed lot offering privacy and room to expand, garden, or simply enjoy the outdoors, this property delivers the lifestyle appeal of a tiny house dream &mdash; without sacrificing comfort or functionality. Small, stylish, and incredibly economical to operate, this is an ideal opportunity for first-time buyers, downsizers, weekenders, or anyone looking to simplify life in a beautiful natural setting. Located in the welcoming community of Sundre, residents enjoy the benefits of small-town living with excellent schools, strong medical services, and an outstanding network of walking and bike pathways. Outdoor enthusiasts will appreciate nearby cross-country ski trails and quick access to the stunning lakes, rivers, and streams of Alberta's West Country. Whether you love

fishing, hunting, hiking, camping, or simply spending time outdoors, this area offers year-round recreation surrounded by some of Central Alberta's most beautiful scenery.