



**1204 1 Street NE
Sundre, Alberta**

MLS # A2314073



\$559,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Carport, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this Beautifully Maintained Fully Developed Family Home, Offering the Perfect Blend of Comfort, Warmth and Charm. With 4 Bedrooms and 3.5 Bathrooms, this Inviting Property is Thoughtfully Designed for Everyday Living and Entertaining Alike. Step Inside and Immediately Appreciate the Bright, Airy Feel Created by the Soaring Living Room Ceilings, Rich Hardwood Floors, and Abundance of Natural Light. The Well-Appointed Floor Plan Flows Seamlessly, Combining Functional Family Spaces with Meticulous Care Reflect the Pride of Ownership Found in Every Corner of the Home. The Upper Level Features 3 Spacious Bedrooms, Including a Relaxing Primary Retreat Complete with a Walk-In Closet and Private 4-Piece Ensuite. An Additional Full Bathroom Serves the Remaining Bedrooms with Ease. Downstairs, the Fully Finished Basement Extends the Living Space with a Cozy Family Room a Generous Recreation Area, a 4th Bedroom, and a 3-Piece Bathroom—Perfect for Guests, Teenagers, or Family Gatherings. Central Air Conditioning Ensures Comfort Through Every Season. Outside, the Additional Double Carport Offers Excellent Covered Parking and Storage for Vehicles, Outdoor Toys, or Recreational Equipment. Ideally Situated Within Walking Distance to Schools, the Pool, Hockey and Curling Rinks, Rodeo Grounds, and the Scenic Trails of Snake Hill, this Property Delivers the Best of Small-Town Living with a Refined Country Feel the Whole Family Will Love.