



**1009 1 Street NE**  
**Sundre, Alberta**

**MLS # A2314773**

**\$375,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	983 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, Unpaved		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Baseboard, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Wall Mounted Air Conditioner, Murphy Bed, Shed, Additional fridge and deep freeze downstairs

Welcome to this character-filled bungalow in the heart of Sundre, offering space, flexibility, and endless potential for the next chapter of your life. Whether you're searching for your first family home, looking to downsize without compromising on space, or need room for a parent or extended family member, this property delivers a layout that adapts to your needs. With a total of 1,950 sq. ft., there is room for everyone. The home features two exceptionally large living areas, creating plenty of room for family gatherings, movie nights, hobbies, or separate spaces for different generations under one roof. The spacious kitchen offers abundant workspace, making it ideal for those who love to cook and entertain. The massive primary bedroom provides a comfortable retreat, while two additional bedrooms on the lower level offer space for children, guests, or a home office. A dedicated storage area helps keep everything organized and out of sight. Filled with charm and personality, you'll find unique architectural touches including some arched doorways and a distinctive tiled bathroom with a Mediterranean-inspired feel. Infloor heat in the basement and upper bathroom is a bonus. While the home has been well cared for and is perfectly comfortable as it stands, there is opportunity for a new owner to add their own style and cosmetic updates to it. Outside, enjoy the covered porch and mature neighborhood setting. Located within walking distance to schools and the hospital, and just steps from the Royal Purple Park, you'll appreciate the convenience and community atmosphere this location provides. If you've been searching for a home with great bones, generous living spaces, and the chance to make it your own, this Sundre gem deserves a closer look.