



621 5 Avenue SW
Sundre, Alberta

MLS # A2316502



\$349,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	910 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Garage Door Opener, On Street, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: 2 electric fireplaces, big picture in foyer, BBQ, lawn mower. most of the furniture is negotiable

Whether you're looking for an investment property, your first home, or the perfect place to downsize, this well-maintained bi-level side-by-side duplex offers exceptional value and functionality. The bright main floor features a spacious living room with large windows that fill the home with natural light, flowing seamlessly into the dining area with access to the deck and open kitchen. The kitchen offers plenty of cabinet space and includes a newer fridge and dishwasher. The main level also features two comfortable bedrooms, including a primary bedroom with double closets, as well as a full 4-piece bathroom. Downstairs, you'll find a large rec room, a dedicated sewing or craft area, and an additional room that would make an ideal home office, hobby room, or flex space. A second bathroom with a shower adds convenience, while the laundry/storage room houses the furnace and hot water tank (2020). Outside, enjoy a private landscaped yard and an oversized single detached garage, providing plenty of room for parking, storage, or workshop space. Located in the welcoming community of Sundre, you'll appreciate the convenience of nearby shopping, schools, parks, and the local hospital. A fantastic opportunity for homeowners and investors alike!