



**303A Centre Street N  
Sundre, Alberta**

**MLS # A2320620**



**\$340,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,319 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Off Street, Rear Drive		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully maintained 2-bedroom, 2-bathroom duplex located in the heart of Sundre. Offering comfortable one-level living, this home features an inviting open-concept design that seamlessly connects the living room, dining area, and kitchen, creating a bright and functional space for everyday living and entertaining. The spacious primary bedroom includes a private ensuite and direct access to the backyard, providing a peaceful retreat. You'll appreciate the convenience of main-floor laundry and the cozy gas fireplace that adds warmth and charm to the living room. The second bathroom features a relaxing jetted tub, perfect for unwinding at the end of the day. The undeveloped basement offers excellent potential for future development and is already drywalled on three sides, providing a great head start for additional living space. Outside, enjoy a fully grassed backyard, a detached double garage, and attractive front landscaping with a flower garden that adds curb appeal. Located close to schools, shopping, the community centre, and recreation facilities, this home offers exceptional convenience for a variety of lifestyles. Whether you're looking to downsize, retire, or simply enjoy low-maintenance living in a welcoming community, this move-in-ready property is one you won't want to miss.