



517 5 Street NW
Sundre, Alberta

MLS # A2321399



\$330,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,152 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	R-3
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome to this well-kept 1994 modular home, set on its own full lot with the scenic backdrop of Snake Hill and easy access to Sundre's west-country playground. Whether you love the mountains, the river, or simply being surrounded by nature, this location offers an ideal base for outdoor living. A newly built double garage (2023/2024) with alley access and a durable metal roof adds excellent value and functionality. The yard is fully enclosed with a treated wood fence and lined with mature lilac trees that create privacy, shade, and a beautiful spring fragrance. Enjoy the views from the oversized deck, and if you've been dreaming of a hot tub, the hookups are already in place. Inside, the home has seen thoughtful updates throughout. A 12' x 16' addition provides a spacious entry and mudroom with plenty of storage. The bright eat-in kitchen features new cabinets, countertops, sinks, taps, a new stove and microwave range, plus modern lighting and fresh paint. Luxury vinyl flooring runs through the main living areas for a clean, cohesive look. The living room is warm and inviting with a large picture window that fills the space with natural light. One bedroom is located just off the living room, while the primary bedroom and an additional bedroom sit at the opposite end of the home for added privacy. The laundry area is conveniently positioned near the main four-piece bathroom, and a new dryer (Dec 2024) adds peace of mind. Mechanical updates include: Furnace cleaned and serviced (2023) Chimney replaced (2023) Ducts cleaned (Jan 2025) New hot water tank (2023) Exterior improvements include updated shingles and siding (2010), contributing to long-term durability and curb appeal. With a solid list of upgrades already completed, this property offers an affordable and reliable option for homeowners or investors looking for a

move-in-ready home in a fantastic Sundre location.