



**201 9 Avenue NE
Sundre, Alberta**

MLS # A2321490



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Gazebo, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Laminate Counters, See Remarks		

Inclusions: N/A

Welcome to this fantastic opportunity for first-time buyers or anyone looking for great value in a well-located home! Located in a quiet cul-de-sac, this property offers 3 spacious bedrooms upstairs and a bright, open-concept kitchen and dining area—perfect for everyday living and hosting family and friends. Step outside to enjoy the sunny south-facing backyard, complete with a partially covered deck and built-in bench seating—ideal for relaxing or entertaining in any weather. The large parking pad off the back alley provides ample space for multiple vehicles or even your RV! Situated on a generous lot with a newer fence, you’ll appreciate the added privacy and outdoor space. Lots of yard space for the kids / pets and their toys. The location can’t be beat, with easy access to schools, walking paths, playgrounds, and all the essentials—making it a perfect fit for young families or buyers entering the market. The partially finished basement offers endless potential—whether you’re looking to add a couple extra bedrooms, a bathroom, a rec room, or simply need more storage, it’s ready for your personal touch. A smart investment in a great area—don’t miss your chance to get into the market with this solid, move-in ready home!