



GRASSROOTS
REALTY GROUP

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616 1 Street NE
Sundre, Alberta

MLS # A2321861



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Garage Faces Front, Gravel Driveway, On Street, RV A		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: shed

This beautifully updated bungalow set on a mature treed corner lot where charm and comfort come together. As you walk through the front door, you're greeted by a bright and inviting living room with a large bay window that fills the space with natural light. A cozy wood burning fireplace creates a warm and welcoming atmosphere, adding comfort and character to the main living area. The brand new kitchen features modern finishes, new appliances, and a functional island that provides additional prep and serving space. Seamlessly connected to the dining and sitting area, the open concept layout is ideal for both everyday living and entertaining. The main floor offers three comfortable bedrooms and an updated bathroom, along with fresh paint throughout, including walls, doors, trim, and ceilings completed in 2026. New interior doors, trim, and light fixtures further enhance the home's fresh and polished feel. The partially developed basement includes a bathroom and offers plenty of space to create a recreation room, home gym, office, or additional living area to suit your needs. New basement windows provide added natural light and efficiency. This home has seen numerous valuable updates, including a new roof in 2022, blown in attic insulation in 2024, a brand new hot water tank in 2026, and yearly furnace duct cleaning with the most recent service completed in 2026, giving peace of mind to the next owner. Outside, the home has been recently painted and features a new front deck, new gated fencing, mature trees for privacy and shade, and an exterior storage shed for all your seasonal equipment and tools. The generous corner lot offers plenty of space for gardening, entertaining, storage, or simply enjoying your own private outdoor retreat. Ideally located in a quiet, established neighbourhood, you'll appreciate being just minutes from parks, schools,

shopping, healthcare services, and the RCMP detachment, providing both convenience and peace of mind. Move in ready and thoughtfully updated inside and out, this is a fantastic opportunity to own a well cared for home in the welcoming community of Sundre.