



GRASSROOTS
REALTY GROUP

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111-5241 Township Road 325A
Sundre, Alberta

MLS # A2325081



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,046 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Covered, Garage Door Opener, Heated Garage, Quad or		
Lot Size:	1.63 Acres		
Lot Feat:	Back Yard, Cleared, Gazebo, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RCR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings		

Inclusions: Gas range, Dishwasher, Refrigerator, Freezer in basement, Washer/Dryer, Microwave

Discover the perfect family lifestyle at ****111 5241 Twp Rd 325A****, where modern comfort meets the tranquillity of the Alberta landscape. Set on a quiet, private, and beautifully treed lot, this property offers the peaceful, wide-open atmosphere of country living while keeping you just minutes away from the amenities of Sundre. ****The Highlights:**** ****Designed for Family:**** A spacious 5-bedroom layout with an open-concept main floor, upgraded flooring, and a chef-ready kitchen perfect for daily life and hosting. ****The Ultimate Workshop:**** Features a large, heated, detached shop—an absolute dream space for hobbyists, vehicle enthusiasts, or creating the ultimate home gym. ****Outdoor Oasis:**** Start your mornings on the classic wraparound front porch or enjoy complete privacy in your mature, treed backyard—a safe and scenic playground for the whole family. ****Room to Breathe:**** With neighbours set back and plenty of acreage, you get the privacy you crave without the isolation. If you are looking to trade the city rush for fresh air, extra space, and a home that is truly "move-in ready" for your family, this is the one. ****Schedule your private showing today and see everything this exceptional property has to offer!****