



GRASSROOTS
REALTY GROUP

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609A 5 Avenue SW
Sundre, Alberta

MLS # A2329000



\$459,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,108 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to exceptional quality and modern living in the heart of Sundre. The outstanding craftsmanship and attention to detail will make you fall in love with this beautifully designed semi-detached home offering the perfect blend of style, space, and functionality. Step inside to a bright, open-concept main floor featuring rich hardwood flooring, a thoughtfully designed layout, and seamless flow that's ideal for both everyday living and entertaining. The spacious kitchen opens to the dining and living areas, creating a warm and inviting atmosphere for family and friends. Upstairs, you'll find three generously sized bedrooms, including a stunning primary retreat complete with a massive walk-in closet and a private ensuite. With 2.5 bathrooms throughout the home, there's plenty of room for a growing family or visiting guests. The single attached garage provides convenience year-round, while the rear deck offers the perfect place to relax, barbecue, or enjoy Sundre's beautiful evenings. The back lane access also presents a rare opportunity to build a future detached garage, giving you added storage, workspace, or extra parking potential. Whether you're looking for your first home, more space for your family, or a low-maintenance property without compromising on quality, this home delivers exceptional value with timeless finishes and superior construction. Located right across from the park/playground, you'll enjoy small-town charm with easy access to schools, parks, walking paths, golf, and the gateway to the west country. Don't miss your opportunity to own a brand-new home- with all appliances included- built with quality, comfort, and future potential in mind. *some photos have been virtually staged

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