



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**311 Centre Street N  
Sundre, Alberta**

**MLS # A2330667**



**\$360,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | Bungalow                                                               |               |                   |
| <b>Size:</b>     | 850 sq.ft.                                                             | <b>Age:</b>   | 1955 (71 yrs old) |
| <b>Beds:</b>     | 2                                                                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Parking Pad, Single Garage Detached                        |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Dog Run Fenced In, Garden, Low Maintenance Lands |               |                   |

|                    |                      |                   |     |
|--------------------|----------------------|-------------------|-----|
| <b>Heating:</b>    | Central, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Vinyl Plank          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Crawl Space          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cedar, Concrete      | <b>Zoning:</b>    | R-2 |
| <b>Foundation:</b> | Poured Concrete      | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s)       |                   |     |

**Inclusions:** window coverings

This is a very lovely, comfortable and well taken care of property on a very large lot. It is like living in a full time vacation spot, slower pace, beautiful scenery, with all the conveniences. This wonderful home is even right across from the schools in Sundre where there are walking paths, curling, aquaplex, gym, outdoor skate park, hockey and basketball arena, beautiful mature trees, green spaces and a meandering creek. Amenities including grocery, local organic food stores, and coffee shops are all within walking distance. This is a great investment for starting out as a first time home buyer, investment property weekend getaway or even if you are looking to downsize but still want to enjoy family or grandchildren. This two bedroom bungalow fully renovated with new flooring, vinyl windows and roof. Pride of ownership shows throughout this home, the master bedroom is bright and big with built in shelving in the closet. Enter into the large kitchen with an abundance of counter space to cook and hang out with the family. Beautiful hardwood floors with tons of natural light in the living room which leads to the 2nd bedroom with lots of storage space in the built in wardrobe. Like spending time outdoors? this property has it covered, with a great patio out front or hang out on the deck in the backyard, comes with a large dog run. Enjoy the privacy of the fencing and trees while sitting by your fire pit. A single detached garage with alley access is ready to keep your vehicle out of the weather along with more parking spots on the large parking pad in the back. Large shed to keep all your gardening and landscaping needs. Come have a look at this beautiful property it will not last long. This lot includes the benefit of being zoned R2 for infill or multifamily development.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.