



GRASSROOTS
REALTY GROUP

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218 8 Avenue NE
Sundre, Alberta

MLS # A2332388



\$485,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,516 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Treed, Ya		

Heating:	Boiler, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-1
Foundation:	Preserved Wood	Utilities:	Garbage Collection, Sewer Connected
Features:	Ceiling Fan(s), Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Storage		

Inclusions: New Samsung appliance (refrigerator, electric convection range, dishwasher), overhead ceiling fans, blinds, small deepfreeze, piano, hot tub, shed, greenhouse, raised gardens, water tank

Welcome to a home where exceptional outdoor living meets thoughtful interior updates. Perfectly positioned across from Purple Park's playground and outdoor rink, this beautifully landscaped property offers an outstanding lifestyle for families, gardeners, and those who love to entertain. Unwind on the private patio, relax in the hot tub, or enjoy a true gardener's paradise featuring raised garden beds, a greenhouse, mature trees, and an impressive collection of fruit-bearing plants including crabapple, saskatoon, raspberry, blueberry, and strawberry. The updated open-concept kitchen is a show stopper, showcasing quartz countertops, a timeless tile backsplash, double wall ovens, a glass-top convection cooktop, and new Samsung appliances. Improvements continue throughout with new flooring, fresh paint, refreshed bathrooms, updated lighting, six ceiling fans, and new blinds, including blackout blinds in the bedrooms. Outside, you'll also appreciate the new fence, shed, dog run, professional landscaping, tree trimming, updated vinyl windows, Hardie board siding, and recently serviced boiler and fireplace. Move-in ready and maintained with love, this home delivers the perfect balance of comfort, quality, and an exceptional indoor-outdoor lifestyle.