



GRASSROOTS
REALTY GROUP

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220 10 Avenue NE
Sundre, Alberta

MLS # A2334597



\$585,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,431 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Oversized, Parking Pad, RV Access		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating: In Floor, Forced Air

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Pantry, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: None

Immaculate Executive Bungalow | 4 Bedrooms | 3 Bathrooms | Private Backyard Welcome to this beautifully maintained 4-bedroom, 3-bathroom executive bungalow, ideally situated in one of Sundre's most desirable neighborhoods. Backing onto open space with no neighbors behind, this exceptional property offers outstanding privacy, quality craftsmanship, and over 2,800 sq. ft. of beautifully designed living space. From the moment you arrive, you'll appreciate the timeless stucco exterior, exceptional curb appeal, and meticulous pride of ownership. Numerous upgrades have been completed throughout the home, making it truly move-in ready. The bright and inviting main floor features a spacious living room centered around a beautiful electric fireplace. The kitchen has been tastefully refreshed with newly painted cabinetry, newer appliances, and countertops, portable AC unit will stay, and updated lighting, while the renovated primary ensuite provides a luxurious retreat. The fully developed lower level is perfect for entertaining, offering expansive recreation space, an additional bedroom and full bathroom, plus a dedicated wine room—ideal for wine enthusiasts. Additional upgrades include triple-pane windows throughout, a high-efficiency furnace approximately four years old, ultra violet air purifier and air filtration system, and roof shingles replaced in approximately 2005 with 40 year shingles, providing lasting value and peace of mind. Car enthusiasts and hobbyists will appreciate the oversized in-floor heated garage, complete with epoxy flooring, floor drain and running hot & cold water. Outside, the beautifully landscaped yard is complemented by new glass deck railings, a private backyard with no rear neighbors, wired shed and RV parking pad at the rear of the property. This exceptional home combines timeless quality, thoughtful updates, and an

unbeatable location close to all of Sundre's amenities. If you've been searching for a meticulously cared-for property with premium features and incredible privacy, this is one you won't want to miss.