



GRASSROOTS
REALTY GROUP

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405 1 Avenue NW
Sundre, Alberta

MLS # A2334601



\$339,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,275 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

INVESTOR ALERT! Rare opportunity to purchase one—or both—of these well-maintained side-by-side properties, located just minutes from downtown Sundre! Listed separately, each property offers an excellent opportunity on its own, while purchasing both creates a unique investment package with tremendous flexibility. The owner-occupied side has seen significant upgrades, including a new kitchen, air conditioning, substantially replaced plumbing, and new windows currently on order. The basement is ready for future development, providing an opportunity to add additional living space and value. This side features 3 bedrooms and 1.5 bathrooms. The tenant-occupied side is in excellent condition and features 4 bedrooms, a full bathroom and a 2-piece bathroom, plus a developed basement and additional space from the mudroom/storage additions. The basement is ready for a shower to be added, offering the potential to create an additional full bathroom. Both properties feature south-facing backyards with decks, lawns and plenty of room for gardens or landscaping. There is space to build a garage on each side, while currently offering ample parking for more than three vehicles per property. Looking for an affordable home instead of paying rent? Skip renting and build equity in your own home. Live in one side and rent the other, purchase one as an investment, or take advantage of the opportunity to own both properties and build your rental portfolio. With strong rental demand and no rental vacancies in Sundre, this is an opportunity that deserves attention from investors and homebuyers alike. Both properties are individual 3,737 sq. ft. R-2 residential lots. Listed separately. Buy one—or take advantage of this rare opportunity to purchase both! Investor alert. Affordable homeownership. Rental income. Long-term potential. All just minutes

from downtown Sundre.