



GRASSROOTS
REALTY GROUP

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223 10 Avenue NE
Sundre, Alberta

MLS # A2334969



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,128 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking, RV Gated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tile Counters		

Inclusions: Fridge, Stove, Hood Fan, Built-In Dishwasher, Washer, Dryer, All Window Coverings, Shed, Water Softener, Central Vacuum & All Attachments, Second Fridge in Workshop.

There's no place like home—and no need to click your ruby red slippers together three times for this dream home to become your new reality! With over 1,100 sq ft of living space on the main floor PLUS an additional 1,100+ sq ft of fully finished living space below, this home has room for your whole crew to follow the yellow brick road to comfort, fun, & everyday living. The main floor offers 2 bedrooms, including a truly impressive primary retreat created by combining the original primary bedroom & 3rd bedroom. The result? A spacious sanctuary with room for all the things you desire, including a huge closet with dressing area & convenient 2-piece ensuite. Large windows throughout the home invite an abundance of natural light, giving the home a bright & welcoming feel. The horseshoe-shaped kitchen keeps everything within easy reach, with plenty of cabinetry & generous counter space. The dining room is ready for everything from family suppers to holiday feasts, while the picture-perfect living room offers plenty of room for your favourite furniture arrangement. A second bedroom, 4-piece bathroom & main-floor laundry complete this level. Follow the road downstairs & you'll discover even more! The fully finished basement features a great-sized family room, perfect for family games night, movie marathons, or curling up beside the natural gas stove with your favourite beverage & a good novel. Two additional bedrooms provide comfortable space for family or guests, while another 4-piece bathroom adds convenience. Step through the dining room doors & out to the patio, where summer evenings & entertaining are meant to be enjoyed. There's plenty of grass for the two-legged & four-legged members of the family to run, play & make memories. The wired & radiant-heated shed/workshop is a dream for the

woodworker, hobbyist or tinkerer in your family. And when the weather turns from wonderful to wicked, the double attached garage has you covered—literally! The additional paved driveway provides plenty of extra parking for vehicles, guests & all your adventures. With generous living space, thoughtful improvements, natural light, fantastic entertaining areas, a workshop, double attached garage & room for everyone, this home truly has a little bit of everything over the rainbow. Come see why there's no place like home!

“Home Is Where Your Story Begins!”