



GRASSROOTS
REALTY GROUP

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122 12 Avenue NE
Sundre, Alberta

MLS # A2335950



\$537,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,175 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Jetted Tub, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Custom wood blinds, fire pit, downstairs tv

This 2,252 sf custom-built, five-bedroom home has the kind of detail that's rare to find. The open-concept main floor centers around a three-sided fireplace connecting the living and dining rooms. The kitchen is finished with beautiful cupboards, stainless steel appliances, and custom wood blinds that add a tailored, finished feel you won't find in a standard build. New carpet on the main floor and rich hardwood flooring bring that same attention to detail through the rest of the home, under nine foot ceilings and oversized windows that fill the space with light. This home offers five bedrooms — three upstairs and two downstairs, including a spacious primary suite with a walk-in closet and 3 bathrooms total. Downstairs is 1,078 sf with a large bonus room with a wet bar is made for watching the game with family and friends — or reimagined as a hobby space for soap making, painting, or your next project. The spacious double garage comes with built-in shelving, and a paved parking pad offers room for two additional vehicles. Outside, the deck overlooks the back field — with no neighbors behind you, and walking trails that lead down to the Red Deer River. The fully fenced, xeriscaped backyard is low-maintenance and built for a firepit evening or a dog who needs room to run — genuinely a dog lover's paradise. You're also close to the playground, schools, and the hospital. Immediate possession is available, contact your favorite agent to see it today.