



GRASSROOTS
REALTY GROUP

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128 12 Ave NE
Sundre, Alberta

MLS # A2349404



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Main		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Solar Tube(s), Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garden shed, side shed, raised garden beds

Welcome to a home where comfort, craftsmanship, and small-town charm come together on the edge of Sundre's spectacular natural corridor. This beautifully built bungalow offers 1227 sq ft of refined living, wrapped in exceptional curb appeal and thoughtful design. From the inviting front porch to the private back deck, every detail is shaped for easy, elevated living. Inside, the home opens into bright, flowing spaces enhanced by natural light and a striking two-sided gas fireplace—a warm architectural feature shared between the living room and kitchen. The main floor offers two well-appointed bedrooms, including a serene primary suite with a walk-in closet, and a spacious 5-piece bath designed for relaxation. A solar tube brightens the main-floor laundry, adding to the home's effortless functionality. Downstairs, the experience continues with two additional bedrooms, a 3-piece bath, abundant storage, and a standout dedicated media room complete with a raised platform for true theatre-style seating. It's the perfect space for movie nights, gaming, or cozy evenings in. Step outside and enjoy the lifestyle Sundre is known for. Wander the town's extensive walking, hiking, and biking trails, explore the Red Deer River corridor, or take on the iconic Snake Hill. Sundre's welcoming shops, great eateries, and charming coffee spots are moments away, with the wild horses and western recreation just beyond. This is more than a home—it's a retreat in a community that celebrates nature, connection, and small-town living at its finest.