

\$250,000 - 8, 200 4 Avenue Sw, Sundre

MLS® #A2160453

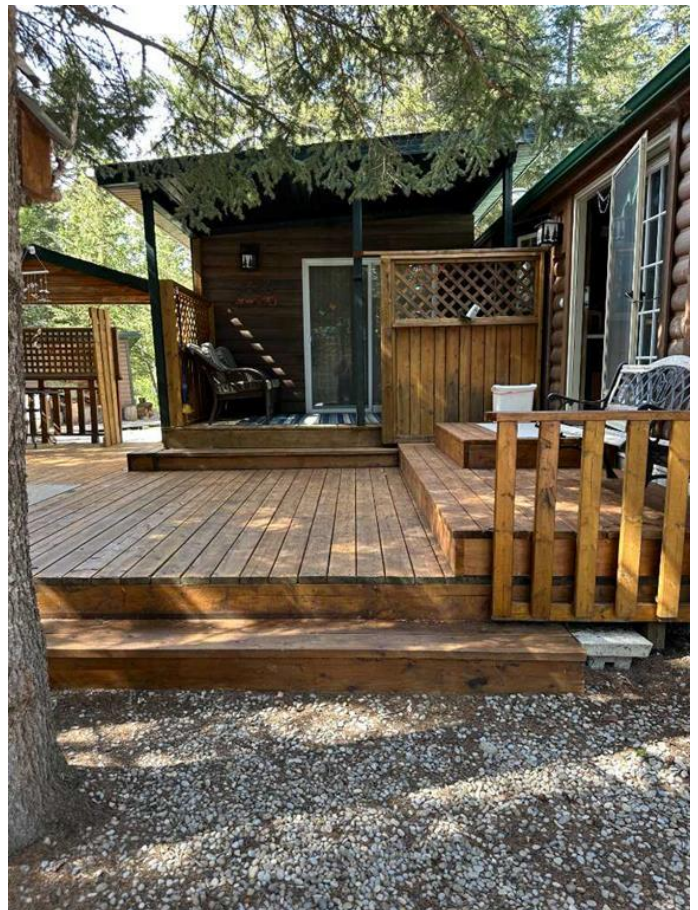
\$250,000

1 Bedroom, 1.00 Bathroom, 759 sqft

Residential on 0.16 Acres

NONE, Sundre, Alberta

Discover comfort and tranquility in this beautifully appointed full time residence located in one of Sundre's most sought after gated communities. One of only 12 homes in this community designed for true year round living. This property is fully serviced with natural gas, 100 amp power, telephone, municipal water and sewer. Privately positioned at the end of a quiet cul-de-sac the home sits on one of the largest and most secluded lots in the community. Mature trees offer natural privacy and a year round spring fed creek creates a peaceful backdrop for everyday living. This property allows you to own your lot outright while enjoying the benefits of shared amenities and low maintenance living. The park model home is 12 feet by 40 feet with a professionally finished 12 foot by 33 foot addition. Styled with the charm of a rustic cabin complete with log look siding and warm interior finishes. The space offers both functionality and cozy appeal. Inside you will find a bright living room, a well equipped kitchen full four piece bathroom. The addition is used as a family room complete with a wood burning stove ideal for cozy winter evenings. Outdoor living shines with a covered porch and expansive decks and a private yard ideal for relaxing or entertaining.. Even a firepit. A separate finished guest cabin adds extra space for visitors. There is a storage shed/workshop and a woodshed. Annual condo fees are just \$1050 a year and cover water & sewer, garbage collection and



maintenance of roadways, washroom facilities & laundry and the clubhouse. The community also benefits from full time on site caretakers who also patrol the area daily, offering peace of mind. The development is located within the Town of Sundre on the west bank of the Red Deer River and is within walking distance to Sundre's unique shops , restaurants to satisfy every appetite, many liquor stores and many miles of hiking and walking trails. There are three golf courses nearby. The property is perfect for retirees, individuals seeking a simpler less expensive lifestyle, or anyone wanting a peaceful low maintenance home in a secure natural setting. Whether you are downsizing or starting your next chapter, this is a one of a kind property offering a rare blend of ownership, convenience and charm NOTE that the home is offered unfurnished. Present furnishings are executive type including a Murphy bed and can be purchased for an additional \$10,000.

Built in 2014

Essential Information

MLS® #	A2160453
Price	\$250,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	759
Acres	0.16
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Park Model
Status	Active

Community Information

Address	8, 200 4 Avenue Sw
---------	--------------------

Subdivision NONE
City Sundre
County Mountain View County
Province Alberta
Postal Code T0M 1X0

Amenities

Amenities Other
Parking Spaces 4
Parking Additional Parking, Driveway
Off Street, See Remarks
Waterfront Creek

Interior

Interior Features Built-in Features, Vinyl Windows, Natural Woodwork, Recreation Room
Appliances Gas Stove, Microwave Hood, Dishwasher
Heating Forced Air, Natural Gas, Wood Burning Stove
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Free Standing, See Remarks, Wood Burning Stove
Basement None

Exterior

Exterior Features Fire Pit, Private Yard, Storage
Lot Description Irregular Lot
Roof See Remarks
Construction Other
Foundation None

Additional Information

Date Listed August 29th, 2024
Days on Market 174
Zoning SR
HOA Fees 1050
HOA Fees Freq. ANN

Listing Details



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.