

\$339,000 - 202 2nd Ave Ne, Sundre

MLS® #A2201896

\$339,000

4 Bedroom, 2.00 Bathroom, 1,065 sqft
Residential on 0.18 Acres

NONE, Sundre, Alberta

This charming 1,065-square-foot home in Sundre offers the perfect blend of comfort and convenience with a corner lot location minutes from the school, arena and fitness center with pool, with 3 bedrooms and a four piece main bathroom on the main level, open plan living, kitchen and dining area, it provides ample space for families or those seeking a bit more room.

Built in 1961 but has seen many upgrades over the years, roof was replaced in 2010, newer windows, hot water tank and furnace along with new flooring throughout the upper level in 2021, carpet in 2023 and new bathroom upgrades 2024 including a new tub, surround and sink.

The basement contains a self contained one bedroom studio perfect for a teenager with a bedroom, three piece bathroom, den and small kitchenette, new flooring recently installed.

New bylaw would allow for a legal suites. Laundry room, cold storage and a large rec / tv / games room also in the basement.

Ideally located close to local schools and amenities, this property is perfect for active families, enjoy easy access to the nearby river trails, parks, and recreational areas, perfect for weekend strolls or bike rides.

The home features a large deck, gas bbq hook up, shed for storage, fenced backyard with back lane access, offering privacy and space for outdoor activities. The carport parking and paved driveway add to the convenience, providing ample parking space. This is a



perfect opportunity to live in a friendly community while being close to nature and everyday essentials.

Sundre is an amazing small town with a great and friendly community, nature at our doorstep with boardwalks, camping, cross country skiing, fishing and hunting all close by, this property is close to all the walking trails, creek, shopping and all the amenities.

Built in 1961

Essential Information

MLS® #	A2201896
Price	\$339,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.18
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	202 2nd Ave Ne
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	6
Parking	Driveway, Oversized, Parking Pad, Carport, Paved, RV Access/Parking

Interior

Interior Features	Bookcases, Ceiling Fan(s), No Smoking Home
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Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Garden
Lot Description	Back Lane, Corner Lot, Irregular Lot, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	Real Broker
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