

# \$409,900 - 717 1 Street Ne, Sundre

MLS® #A2188290

**\$409,900**

3 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.19 Acres

NONE, Sundre, Alberta

HAVE YOU BEEN DREAMING OF OWNING YOUR OWN HOME? THIS property will stop the dreams & MAKE HOME OWNERSHIP A REALITY! Itâ€™s NOT going to break the bank either! PRIDE IN OWNERSHIP is clearly evident with this immaculately taken care of property. From the beautiful 4 bedroom, 2 bath bungalow with tons of recent updates, to the well-organized over-sized heated garage, you will not believe your luck in finding this one! You won't have to take a second look. YOU'LL KNOW THIS IS HOME as soon as you walk through the front door. The spacious & bright living room, featuring large West & North Facing vinyl windows, lets in so much natural light, & has room for all of your furniture with options for setting it all up! The primary bedroom has plenty of space for your furniture, & will give you the peaceful zen & zzz's you deserve. A second bedroom is located on the main floor that can also be used as a home office & is conveniently located just steps from the kitchen for a quick snack between business calls. The kitchen has brand-new stainless-steel appliances, including a DOUBLE-OVEN Glass Top stove! So great for making the turkey AND pies at the same time! Youâ€™ll love curling up with a great book in the den in front of the brand-new HIGH EFFICIENCY "Quadra-Fire" wood stove, feeling the warmth & coziness all around you. A great feature to this wood stove is it HEATS THE WHOLE HOME without having to turn on the furnace! With a thermostat-controlled fan, it



draws the warm air from the den & pushes it into the large living room! How great is that! In the basement youâ€™ll find 2 more large bedrooms, 2 storage rooms & a 3-piece bathroom for the teenagers or guests to use. The extra-large bedroom can also be used as a great family room, to host movie night or even house a pool table for some friendly competitions. The over-sized double garage has plenty of space for work benches, tools, toys and vehicles. The paved parking pad in front of the garage has room for at least 4 vehicles AND your RV! Updates in 2024 include: New flooring, stainless steel appliances, wood stove, new basement windows, paint throughout, insulation in attic of the home, electrical sub-panel, overhead garage doors, drywall, insulation & furnace in garage, eaves troughs & fascia board on home & garage. So many pluses to this home. They say location is everything. This huge corner lot backs onto greenspace, is at the other end of the block from the hospital AND the Community Garden! Walking distance to schools, library, aquaplex, shopping, arena, curling rink, skatepark and outdoor skating rink. Snake hill is only a couple blocks away where you will find skiing/biking/hiking trails, wildlife and peaceful tranquility! To the East you will also find the walking path along the river! â€œHome Is Where Your Story Begins!â€•

Built in 1956

### **Essential Information**

MLS® #	A2188290
Price	\$409,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,016

Acres	0.19
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	717 1 Street Ne
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Parking Spaces	9
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Vinyl Windows, Laminate Counters, No Smoking Home
Appliances	Dryer, Electric Stove, Garage Control(s), Refrigerator, Range Hood, Washer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Entrance, Free Standing, See Remarks, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Corner Lot, Few Trees, Front Yard, Lawn, Landscaped, No Neighbours Behind, Rectangular Lot, See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 17th, 2025
Days on Market	94
Zoning	R1

**Listing Details**

Listing Office	CIR Realty
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