



GRASSROOTS
REALTY GROUP

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1112 2 Street NE
Sundre, Alberta

MLS # A2256847



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,216 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Walk-In Closet(s), Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: 10-33-5-W5

Zoning: R-1

Utilities: -

Inclusions: Dishwasher, electric stove, refrigerator, microwave hood fan, central vac & attachments, ceiling fans, shed, raised flower beds, fire pit, gemstone exterior lighting, light fixtures, window coverings, tv mounts & hot tub

Beautifully renovated 2004 Laebon built bilevel with 1,216 sq. ft. plus a finished basement, and heated double attached garage. Pride of ownership shows with new flooring, lighting, fresh paint, quartz counters, Gemstone exterior lights & more. The bright, open layout offers a spacious primary with dual closets, plus two large bedrooms in the lower level with in-floor heat. Step outside to a beautiful, family-centered backyard with two decks, lower patio, hot tub, fire pit, raised flowerbeds & functional landscaping. Extras include central air, gas BBQ hookup, 8'x10' shed, & water softener. Located in a quiet Sundre neighborhood close to schools, hospital, shopping, arts & endless recreation — just 1 hour to Calgary or Red Deer.