



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

211 11 Avenue NE
Sundre, Alberta

MLS # A2267286



\$529,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,725 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shed & Hot tub (As is)

Get excited to see this beautiful two-story family home on a quiet street in one of Sundre's most sought-after neighborhoods — just a short walk from schools, parks, the arena, and walking trails, close to biking trails and access to the river for the fishing enthusiasts. Sundre is a small town with great schools, amenities, clubs, sports, medical services and opportunity, especially for nature lovers. The open-concept main floor features vaulted ceilings, large windows, and plenty of natural light, creating a warm and inviting atmosphere. You'll love the bright living area with natural gas fireplace, spacious and well laid out kitchen and dining space with patio doors to the deck for summer outdoor entertainment, and the convenience of main floor laundry and a two-piece bathroom. Total of 1725 Sq ft above grade with a fully developed basement and double garage built in 2006. Upstairs, you will find three comfortable bedrooms and two full bathrooms, including a lovely primary suite with room to unwind, a large 4 piece ensuite and walk in closet. The fully developed basement adds even more living space with a family room, fourth bedroom, and another full bathroom — ideal for guests or teenagers. Enjoy the outdoors in your south-facing backyard, offering all-day sun, no neighbors behind, and lane access with extra parking. Relax or entertain on the private decks and soak in the hot tub under the stars. A double attached garage and modern, light-filled design make this home a perfect combination of comfort, style, and functionality — the ideal place to settle in and enjoy all that Sundre has to offer.