



GRASSROOTS
REALTY GROUP

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225 10 Avenue NE
Sundre, Alberta

MLS # A2267294



\$474,999

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,197 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Primary Downstairs, See Remarks, Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, Built-In Dishwasher, Washer, Dryer, Ceiling Fan, All Window Coverings, Garage Control & Remote, Gazebo & Hot Tub

Welcome to 225 10 Avenue NE — an exceptional 4-bedroom, 3-bathroom 3-level split home in the peaceful northeast end of Sundre. Close to parks & featuring RV parking, this 1,197 sq ft gem is designed for comfort, space, & features not one, but two primary suites, each with its own ensuite! Step inside to a sun-drenched living room with a large front window, perfect for versatile furniture layouts. The spacious kitchen offers an abundance of cabinetry, counter space, & a large peninsula — ideal for hosting or prepping meals for the family. Adjacent, the dining area is large enough to seat a crowd & even features a built-in desk nook — a perfect work-from-home or homework spot. Upstairs, you’ll find the first primary suite with 2-piece ensuite, two more generously sized bedrooms, & a full 4-piece bath. Downstairs offers an additional private primary suite featuring a spacious walk-in closet and 3-piece ensuite, making it ideal for guests or teens. Outdoor living shines here with an upper deck retreat complete with hot tub & privacy gazebo, offering a perfect place to unwind after a long day. The fenced backyard is family & pet friendly, with space to garden, play, or entertain. There’s even a large dedicated RV parking pad — big enough to accommodate the largest rigs & help you save on storage fees! The attached double garage provides secure parking & extra room for weekend toys or tools. Located just moments from the Red Deer River walking trails, Snake Hill Recreation Area, schools, & shopping, this home balances serenity with convenience. Whether you’re a growing family, working professionals, or looking for a home that accommodates aging parents or adult children, this flexible layout is a rare find. Central A/C will keep you cool in the hot summer months, and the brand new furnace (October 2025) will keep you toasty warm

on those cold winter days. Don't miss this opportunity to own a truly functional & well-loved family home with RV parking in Sundre!
"Home Is Where Your Story Begins!"