



**GRASSROOTS**  
REALTY GROUP

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**220 12 Avenue NE**  
**Sundre, Alberta**

**MLS # A2196306**



**\$119,000**

**Division:** NONE

**Lot Size:** 0.15 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-1

**Water:** -

**Sewer:** -

**Utilities:** -

This exceptional residential building lot in the vibrant town of Sundre offers the perfect opportunity to create your dream home. Situated on the north side of Sundre, this lot provides convenient access to the hospital, school, and recreation center, making it an ideal location for families, retirees, or anyone looking to enjoy small-town living with modern amenities. Sundre is known for its picturesque setting, multiple golf courses, and easy access to West Country recreation, including hiking, fishing, and outdoor adventures in the stunning foothills. Whether you're looking for a peaceful retreat or an active lifestyle, this community has something for everyone. This lot is available for a private build, or you can take advantage of the expertise of Anchored Custom Homes, a trusted builder with a strong track record of quality craftsmanship, to bring your vision to life. Don't miss this opportunity to secure a prime lot in one of Sundre's most desirable areas.