

1, 625 5th Avenue SW
Sundre, Alberta

MLS # A2174962



\$375,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	1,288 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Covered, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: KING SIZE BED IN PRIMARY BEDROOM ALL FURNITURE IN BASEMENT IS NEGOTIABLE

Clean, classy, spacious, bright and cheery best describe this wonderful 1/2 duplex nice located in S.W. Sundre, close to shopping, post office, and drug stores. The kitchen is nicely laid out with most of the appliances being fairly new and along with the dining area boast an abundance of natural light. There are 3 bathrooms and 4 bedrooms with 3 on the main floor and one in the basement, the primary bedroom is huge and has an outside entry to a small deck. The basements is fully finished with one bedroom and a 4 piece bathroom along with a huge family room. The property is completely fenced with white chain link fencing in the front and treated boards at the back yard. There is a rear concrete pad for parking off the alley covered by an attractive gazebo. There is a nice sized cedar lumber deck overlooking the back yard that has glass panels. Truly this is a very classy and tastefully decorated home that must be visited to admire and absorb all that is present