

221 10 Avenue NE
Sundre, Alberta

MLS # A2183088



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Storage		

Inclusions: Outdoor small Refrigerator and Freezer

Welcome to your new home! This bright and inviting bungalow offers both comfort and style, with thoughtful updates throughout. This home features a large cozy living room that boasts laminate flooring and provides an inviting space for family gatherings or entertaining. The adjacent kitchen and dining area makes it effortless to host friends and family for al fresco dining Main floor laundry room adds ultimate convenience with access to the primary bedroom via the walk-through ensuite bathroom. Two generous sized bedrooms and a newly renovated four-piece bathroom round out and complete the main level. The basement boasts an open-concept family room perfect for a games room, home gym, or additional living space. A separate den/office area offers flexibility for work-from-home arrangements. Completed with fourth bedroom and a three-piece bathroom that adds convenience for both guests and family members. Enjoy the expansive two-tiered walk-out deck, ideal for summer barbecues or relaxing with a good book. The deck is equipped with a BBQ gas line hook-up, making grilling a breeze. The space is easily accessible from the kitchen providing seamless indoor-outdoor flow. A detached double car garage with heating adds significant value, providing the perfect space for vehicles, hobbies, or additional storage. And the fully fenced backyard has an oversized large gate for ease of parking the RV. Upgrades include paint throughout the main level, shingles and siding, outdoor front steps, railing and concrete walkway, countertops, kitchen sink, and all bathrooms. The hot water tank was replaced, and the furnace has been well-maintained, ensuring comfort year-round. This home is truly a heartwarming place to make endless memories! It has been well maintained and cared for offering the perfect combination of warmth, style, and functionality. With an

inviting layout, updated features, and modest outdoor space, don't miss your chance to call this home yours!