

2, 802 1 Street NW
Sundre, Alberta

MLS # A2184335



\$349,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,430 sq.ft.	Age:	1989 (36 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Front Drive, Insulated, Off Street, Parking Pad, See Remo		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, No Neighbours E		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Hood Fan, Built-In Dishwasher, Washer, Dryer, Ceiling Fan, 3-Season Room Heater & Remote, Garage Control, Shed, Lawn Mower, All Window Coverings, 6 Foot Chain Link Fencing, 2 Raised Garden Beds

Looking for the PERFECT CHRISTMAS GIFT, or a FANTASTIC WAY to start the NEW YEAR? How about walking through the front door of YOUR NEW HOME! One level living! NO STAIRS! 2 Large bedrooms & a full bath. Freshly painted & new flooring throughout. Attached single garage has been converted to living space. But If you would prefer to have it converted back to a garage, all that needs to be done is remove the wall in front of the garage door! Easy as 1-2-3! Large Living Room & Dining room with large East facing front window lets in tons of natural light, and has plenty of room for all of your furnishings. Nicely laid out kitchen with tons of cupboards AND a pantry! Large storage room off the kitchen that's perfect for a deep freeze & storage, OR would make a great hobby room! All appliances including the washer & dryer stays with the property. 3-Season room with remote control heater off the back of the home will keep you cozy in the Fall & mild Winter months, and bug-free enjoyment in the Spring & Summer months. The back yard has chain link fencing, a great storage shed WITH electric lawn mower, raised garden beds, and well established & fully producing raspberry bushes. You'll love the added bonus of the Easy Heat-Roof Heating System that has been installed on the front & back of the home to prevent ice damming, keeping the roof & eavestroughs clear of snow & ice throughout the winter months. All you need to do is plug them in when needed. To round out this great property, it backs onto Snake Hill. You're sure to enjoy the wildlife that grazes there and No Neighbors Behind You! Walking distance to the hospital, schools, walking trails & more! Move-In Ready with IMMEDIATE POSSESSION AVAILABLE! This is a MUST-SEE PROPERTY! "Home Is Where Your Story Begins"