

\$299,900 - 920 Main Avenue E, Sundre

MLS® #A2202563

\$299,900

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.46 Acres

NONE, Sundre, Alberta

On offer -- is a magnificent property with BOUNDLESS opportunities -- *.46 of an acre* -- bordering the bustling Highway 27, providing convenient ACCESS and visibility. Nestled on the EASTERN side of the picturesque RED DEER RIVER in Sundre, this location boasts Natural Beauty and potential for development. In an era LONG PAST, these Estate Residential lots were initially subdivided with the VISION of a charming COTTAGE-STYLE community, designed to capitalize on the scenic Red Deer River valley. Over time, this vision has blossomed into the VIBRANT and THRIVING town of Sundre, where modern amenities meet the tranquillity of nature. The property offers a Unique Blend of Historical Charm and contemporary possibilities, making it an IDEAL SETTING for various projects. This nostalgic traditional home has undergone a massive OVERHAUL and UPDATE. It sits on a SOLID concrete foundation that has provided RELIABLE support over the years. The classic front porch features New Steps, and a deck made from pressure-treated wood, along with a New Screen Door and a beautiful front door. A New ground deck has been added to the back door area. The roof has been updated with New Shingles, and the exterior has received FRESH paint. Asbestos has been REMOVED from the attic, and new spray foam Insulation and a Vapour barrier have been installed. The windows have been upgraded to low E2 Energy-Efficient units, making the interior of the home BRIGHT and



WECOMING !! Showcasing the Fresh paint and Flooring throughout - except for the hardwood in the living room. In the bathroom, a New Toilet and convenient Sink have been added, complementing the attractive New Tiles around the tub. The plumbing has also been upgraded to PVC pipes, replacing the old cast iron. This DELIGHTFUL home combines Historical Charm with MODERN upgrades and energy efficiency. The ACREAGE-LIKE setting features mature trees and shrubs that ENSURES privacy. To the west, the expansive lot borders a treed gully, offering a sense of seclusion and harmony with nature. On the east side, a new "Good Neighbor" privacy fence and a mature row of lilac bushes add to the charm and tranquillity. The Tarp garage provide ample SHELTER for your vehicles or storage needs. This half-acre property is perfect for SUSTAINABLE living with plenty of space to grow your produce. It includes a private WELL with a newly replaced pump and its own Septic Tank, creating a self-sufficient environment that helps LOWER utility costs. Whether you dream of a cozy FAMILY home or a quaint RETREAT, this property offers ENDLESS possibilities. The location places you right in the HEART of the West Country, within walking distance to Sundreâ€™s amenities, the river and WALKING TRAILS and just a short drive from the Majestic Rockies.

Built in 1945

Essential Information

| | |
|------------|-----------|
| MLS® # | A2202563 |
| Price | \$299,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |

| | |
|----------------|-------------|
| Square Footage | 816 |
| Acres | 0.46 |
| Year Built | 1945 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 920 Main Avenue E |
| Subdivision | NONE |
| City | Sundre |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M1X0 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 10 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Pantry, Storage, Sump Pump(s), Vinyl Windows |
| Appliances | Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Concrete, Mixed, Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 119 |

Zoning

R-4

Listing Details

Listing Office

Century 21 Westcountry Realty Ltd.

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