

# \$374,800 - 1, 106 4 Street Nw, Sundre

MLS® #A2212575

**\$374,800**

3 Bedroom, 2.00 Bathroom, 1,363 sqft

Residential on 0.34 Acres

NONE, Sundre, Alberta

LOOK NO FURTHER! ELEGANCE MEETS AFFORDABILITY! New TOWN HOMES coming to the Vibrant Town of Sundre, Alberta. Three storeys of City Feels, with Amazing small town Vibes. Situated Centrally, walk, bike or stroll to wherever you need. Ground floor with garage, flex area, mechanical room and access to your private, fenced backyard. Second level / main area complete with cozy kitchen, great room and dining / nook area. Kitchen island, hardwood throughout, stainless appliance package, plenty of storage, kitchen island, your choice of cabinet package and a two piece bath. Make your selections from Designer provided storey boards. Retreat to the upper level, third floor, where you will find large primary bedroom, two additional good size bedrooms, five piece bath with two sinks and laundry area. All bedrooms complete with walk in closets and custom mdf closet shelving organizer systems. Walk out of the second floor onto the ten foot by seventeen foot large deck area with gas bbq connection and enjoy the view of your fully fenced private backyard area. Find your favourite Realtor or contact the Builder, MorCor Homes, to join the other lucky owners of these fantastic condo units priced below \$400k in this ultra and up and coming community! Three other units currently FOR SALE as well!

Built in 2025

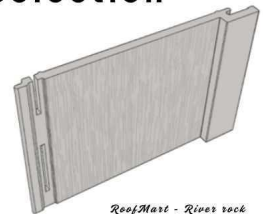


106 4<sup>th</sup> Street Sundre, AB

## Exterior Selection



*RoofMart - Wrought iron  
Board & Battan*



*RoofMart - River rock  
Board & Battan*



*Selkirk - Contemporary  
Brick Bisque*



*Selkirk - Contemporary  
Brick Brownstone*

## Essential Information

MLS® #	A2212575
Price	\$374,800
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,363
Acres	0.34
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	1, 106 4 Street Nw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1x0

## Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
# of Stories	3
Basement	None

**Exterior**

Exterior Features	Private Yard, Courtyard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Cement Fiber Board, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, ICF Block

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	94
Zoning	R-2

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.