

# \$287,000 - 920 Main Avenue E, Sundre

MLS® #A2202563

**\$287,000**

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	\$287,000
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, Vinyl Windows, Sump Pump(s)
Appliances	Electric Stove, Refrigerator, Dryer, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	March 15th, 2025
Days on Market	147

Zoning

R-4

## **Listing Details**

Listing Office

Century 21 Westcountry Realty Ltd.

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