

\$235,000 - 1 Alberta Avenue, Sunnyslope

MLS® #A2219758

\$235,000

1 Bedroom, 1.00 Bathroom, 743 sqft

Residential on 0.36 Acres

NONE, Sunnyslope, Alberta

Welcome to your next opportunity â€” a charming property on a double lot with unlimited potential and a price point that leaves room to dream.

Nestled in a quiet rural setting with no neighbours to the south and only two streets in town, this home offers a lifestyle of peace, space, and affordability. Yes, it needs some love â€” but with a bit of vision and sweat equity, it could become a warm and welcoming haven.

The main floor features a bright living room with large windows, a cozy wood-burning stove, and dual access to both south- and east-facing decks, perfect for morning coffee or evening relaxation. Youâ€™ll also find the primary bedroom, a spacious dining area, a 4-piece bath, and a compact kitchen waiting for your creative touch.

Downstairs, the mostly unfinished basement offers incredible flexibility with an additional bedroom, a workshop or family room, laundry space, and the bonus of a pellet stove to help offset heating costs in the colder months.

Outside, enjoy the benefits of a single detached garage, multiple outbuildings including a chicken cope, and the peace of mind that comes with no rear or southern neighbors.



Whether you're a first-time buyer, investor, or simply looking for a project with promise, this property delivers value and vision in equal measure.

Sold as-is, where-is " ready for your ideas and inspiration.

Built in 1967

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2219758 |
| Price | \$235,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 743 |
| Acres | 0.36 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1 Alberta Avenue |
| Subdivision | NONE |
| City | Sunnyslope |
| County | Kneehill County |
| Province | Alberta |
| Postal Code | T0M 1J0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Single Garage Detached, RV Access/Parking |
| # of Garages | 1 |

Interior

| | |
|-------------------|---------------------------------------|
| Interior Features | Ceiling Fan(s), Storage, Wood Windows |
|-------------------|---------------------------------------|

| | |
|--------------|---|
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating | Forced Air, Natural Gas, Pellet Stove |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Garden, Private Yard |
| Lot Description | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Garden, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Brush, Cul-De-Sac, Treed |
| Roof | Metal |
| Construction | Vinyl Siding, Wood Frame, Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 59 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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