

**220 5 Street NW  
Sundre, Alberta**

**MLS # A2272348**

# \$249,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landsc		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Block, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Perfect starter home or affordable investment property! This owned lot is ideal for anyone seeking a low mortgage—or even no mortgage—lifestyle. Tucked away in a quiet cul-de-sac and backing onto peaceful green space, with convenient back-alley access, this charming home offers 3 bedrooms and 1 bathroom. A spacious addition provides a cozy family room, while recent updates include a newer washer and dryer, a recently serviced furnace, a new thermostat, fresh flooring and paint, a newly installed pot light, and a new roof in 2023. The backyard offers lovely outdoor space complete with lilac trees, peonies, an apple tree, and a healthy patch of rhubarb, along with a fire pit for evening relaxation. A heated and insulated double detached garage makes the perfect space for hunters, hobbyists, or car enthusiasts. Outside, you’ll also find ample storage, including dedicated cold storage—ideal for preserving produce or seasonal items. Move-in ready and full of value!