

**224 5th Ave NE
Sundre, Alberta**

MLS # A2278325

\$399,900



Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Quartz Counters		

Inclusions: NA

Welcome home to this beautifully maintained and thoughtfully updated bungalow, featuring a fully renovated main floor with new cabinetry, modern flooring, stainless steel appliances, and quartz countertops. Perfectly situated on a rare, mature double lot in one of Sundre's quietest and most desirable neighborhoods, this home offers an ideal blend of comfort, space, and outdoor living. Surrounded by nature and serenity, outdoor enthusiasts will love being just steps from Snake Hill Recreational Area and only a five-minute hike to the Red Deer River, where scenic walking paths invite you to explore, relax, and enjoy the outdoors year-round. Inside the home offers a highly functional floor plan and has seen numerous upgrades over the years including a bright and spacious sunroom, vinyl windows with storm awnings, and an updated furnace. Step outside and be captivated by the exceptional yard, showcasing mature fruit trees and vibrant flower gardens. The private backyard is complete with a fire pit, creating the perfect setting for storytelling, relaxation, and enjoying the expansive outdoor space. The second lot adds exceptional value, featuring a paved driveway leading to a wired garage and offering ample additional parking, storage, or future development potential, with plenty of space for an RV and recreational toys. Whether you're a retired couple seeking tranquility, a young family looking to grow, or an investor searching for a solid rental opportunity, this property truly checks all the boxes. A rare double-lot opportunity in Sundre—don't miss your chance to call this one home.