

# \$430,000 - 4, 33009 Range Road 55, Sundre

MLS® #A2239306

**\$430,000**

3 Bedroom, 2.00 Bathroom, 1,252 sqft

Residential on 0.60 Acres

NONE, Sundre, Alberta

Looking to live in the west country on your own quiet oasis with Mountain views; but still be part of a community and close enough to town for the school bus? Just minutes from Sundre in the quiet neighborhood of Willow Hills Estates is a 0.6acre home with all the amenities of town; close enough to ride your bike in to with the quiet, private, relaxing atmosphere of the country. Awaiting you is a move in ready home with 3 bedrooms, 2 bathrooms; perfect for a growing family or someone ready to downsize with a little space for company. With a large 28 x 24 detached heated garage, raised garden space, 13 x 11 greenhouse, working hot tub with seating and serving area beside under a pergola, 2 sheds, RV parking and a sunroom to the west you will surely have enough space and storage for any hobbies you may enjoy. Inside enjoy fresh paint and new flooring, a skylight to have that natural light, and beautifully upgraded bathrooms. With the yard fully fenced, small children and pets are free to roam at easy in this cozy well treed yard in this friendly neighborhood. This small community of 24 residents has community water and septic, garbage and snow removal for a fee of \$131.26 per month. Minutes from Sundre with all necessary amenities, and Calgary and Red Deer just an hour away treat yourself to a living you deserve. Rest assured with great schools, a hospital and medical facilities at your fingertips, the whole family can enjoy the back county trips, river fishing, kayaking, and



biking/ walking trails within minutes of your doorstep. Don't miss out on this opportunity for a lifestyle you have only been dreaming of.

Built in 1993

### **Essential Information**

MLS® #	A2239306
Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,252
Acres	0.60
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### **Community Information**

Address	4, 33009 Range Road 55
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### **Amenities**

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Outside, Parking Pad, Paved, RV Access/Parking, RV Gated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Freezer, Garage Control(s), Microwave

	Hood Fan, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Fire Pit, Garden, Uncovered Courtyard
Lot Description	Back Yard, Corner Lot, Few Trees, Gazebo, Lawn
Roof	Metal
Construction	Vinyl Siding
Foundation	Block

## Additional Information

Date Listed	July 12th, 2025
Days on Market	7
Zoning	CR1

## Listing Details

Listing Office	MaxWell Canyon Creek
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