

# \$374,800 - #1, 106 4th Street Nw, Sundre

MLS® #A2252573

**\$374,800**

3 Bedroom, 2.00 Bathroom, 1,363 sqft

Residential on 0.34 Acres

NONE, Sundre, Alberta

LOOK NO FURTHER! ELEGANCE MEETS AFFORDABILITY! New town homes coming to the vibrant town of Sundre, Alberta. Three storeys of City Feels, with amazing small town vibes. Situated centrally, walk, bike or stroll to wherever you need. Ground floor with garage, flex area, mechanical room and access to your private, fenced backyard. Second level / main area complete with cozy kitchen, great room and dining / nook area. Kitchen island, hardwood throughout, stainless appliance package, plenty of storage, your choice of cabinet package and a two piece bath. Make your selections from designer provided story boards. Retreat to the upper level, third floor, where you will find large primary bedroom, two additional good size bedrooms, five piece bath with two sinks and laundry area. All bedrooms complete with walk in closets and custom mdf closet shelving organizer system. Walk out of the second floor onto the ten foot by seventeen foot large deck area with gas bbq connection and enjoy the view of your fully fenced private backyard. Find your favorite Realtor or contact the builder directly to join other lucky owners of these fantastic condo units priced below \$400k in this ultra and up and coming community! Three other units currently for sale as well!

Built in 1940

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2252573      |
| Price          | \$374,800     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,363         |
| Acres          | 0.34          |
| Year Built     | 1940          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #1, 106 4th Street Nw |
| Subdivision | NONE                  |
| City        | Sundre                |
| County      | Mountain View County  |
| Province    | Alberta               |
| Postal Code | T0M 1X0               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator                                                             |
| Heating           | Forced Air                                                                                                                                  |
| Cooling           | Sep. HVAC Units                                                                                                                             |
| Basement          | None                                                                                                                                        |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Courtyard, Private Yard                                                  |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot                                   |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Cement Fiber Board, ICFs (Insulated Concrete Forms), Stone, Vinyl Siding |
| Foundation        | ICF Block, Poured Concrete                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 72                |
| Zoning         | R-2               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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