

# \$599,000 - 1304 2 Street, Sundre

MLS® #A2259508

**\$599,000**

4 Bedroom, 4.00 Bathroom, 1,567 sqft

Residential on 0.20 Acres

NONE, Sundre, Alberta

Beautiful family home in great location in the small town of Sundre, where life is nestled in a picturesque neighborhood renowned for proximity to the school, amenities, walking trails and the Red Deer River for walks, fishing, kayaking. This spacious and open planned home has four bedrooms and three and a half bathrooms, All bedrooms are a generous size including a large master ensuite on the upper level, the main living areas have large bright windows which creates a very open and light feel, with its modern and contemporary feel and perfect for those who like to entertain. Covered front porch with room for morning coffee, Full in floor heated throughout, no forced air for those with allergies.

The basement consists of a family room, dedicated laundry room and further bedroom and bathroom, all nicely recently repainted.

A further highlight of this property is its expansive triple garage, providing ample storage space for vehicles and outdoor equipment with a two piece bathroom and the addition of double detached heated garage, perfect for hobbies or man cave (or ladies cave)

Outside deck is straight off the dining area and faces west, is perfect for entertaining and watching the beautiful sunsets, large easy to maintain fully fenced yard with back lane



access to the additional garage. Plenty of space to park all your vehicles.

Sundre is a great community with so much for everyone, Golf, Fishing, Hunting, Camping and Nature, along with amazing hospital and medical care, sports and community clubs.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259508    |
| Price          | \$599,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,567       |
| Acres          | 0.20        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1304 2 Street        |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M1X0               |

**Amenities**

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                    |
| Parking        | Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Oversized, Triple Garage Attached |
| # of Garages   | 5                                                                                                    |

**Interior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home                               |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer |
| Heating           | In Floor, Natural Gas                                                        |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas                                                                          |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                               |
| Lot Description   | Back Lane, Cul-De-Sac, Lawn, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle                                          |
| Construction      | Wood Frame, Wood Siding                                  |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 5                    |
| Zoning         | R1                   |

## Listing Details

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

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