

# \$395,000 - 1107 1 Avenue Ne, Sundre

MLS® #A2220216

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,449 sqft

Residential on 0.08 Acres

NONE, Sundre, Alberta

Exciting New 4-Plex Development â€œAffordable & Attainable Living in Sundre! Coming soon to Sundreâ€™s growing residential landscapeâ€”this brand-new 4-unit townhouse-style development is thoughtfully designed to provide comfortable, affordable, and attainable homeownership for modern families, working professionals, and those looking to enter the market.

Each spacious unit offers 1,449.3 sq. ft. of heated living space across two levels, featuring a functional open-concept layout with 3 bedrooms, 2.5 bathrooms, and an attached single-car garage (245 sq. ft.).

Step inside the outside units and be welcomed by a bright and inviting main floor, where the living room, dining room, and kitchen blend seamlessly. A cozy fireplace with built-in shelving adds charm and warmth to the great room. The kitchen features an efficient L-shaped design, complete with an island, reach-in pantry, and sliding patio doors to your private rear outdoor spaceâ€”perfect for summer barbecues or quiet morning coffee. Upstairs, you'll find three generously sized bedrooms including a primary suite with a walk-in shower and dual vanities. Bedrooms 2 and 3 share a full bathroom and offer flexibility for families, guests, or home office setups.

Additional highlights:

Board and batten exterior siding with covered front porches for welcoming curb appeal

Private entrance for each unit

These project outside units provide some extra



yard space and are ideal for first-time buyers, downsizers, or investors looking to contribute to the local housing solution. Just minutes from all of Sundre’s amenities, schools, and recreational attractions, this development is poised to make homeownership more accessible than ever.

Construction anticipated soon – reach out today to learn more or register your interest!

Built in 2025

**Essential Information**

MLS® #	A2220216
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,449
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

**Community Information**

Address	1107 1 Avenue Ne
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

**Amenities**

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Not Available
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached

# of Garages	1
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### Interior

Interior Features	See Remarks, Vinyl Windows
Appliances	Instant Hot Water, Other
Heating	Natural Gas, Boiler
Cooling	Other
Fireplaces	None
Basement	None

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Irregular Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, Slab

### Additional Information

Date Listed	May 12th, 2025
Days on Market	102
Zoning	R-2 with Discretionary Ap

### Listing Details

Listing Office	Coldwell Banker Vision Realty
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