

\$450,000 - 1107 1 Avenue Ne, Sundre

MLS® #A2220216

\$450,000

3 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential on 0.27 Acres

NONE, Sundre, Alberta

Modern, Affordable Living in Sundre –
Coming Soon! Pending rezoning approval and
subsequent application scheduled for May 26,
2025.

Discover an exciting new opportunity for
affordable homeownership in Sundre’s
peaceful and established northeast
neighborhood. These well-designed,
single-level bungalow townhomes offer the
perfect blend of comfort, style, and
convenience—all on one floor.

Step inside to an open-concept layout that
seamlessly connects the kitchen, dining area,
and great room, creating a bright and spacious
living environment. The kitchen features a
central island—ideal for entertaining or casual
meals.

The primary bedroom is a private retreat,
complete with a large walk-through closet and
a full ensuite. A second bedroom with a
generous wall-to-wall closet offers room for
family or guests, while a third bedroom/flex
space adjacent to the great room is perfect for
a guest room, home office or hobby area. A
well-appointed 3-piece main bathroom
includes a convenient linen closet, and the
hallway laundry adds everyday practicality.
Appliances are included and can be
customized to suit your preferences. Flooring
and fixtures are also flexible, giving you the
chance to personalize your home to reflect
your unique style.

Don't miss this chance to own a brand-new
home in one of Sundre’s most desirable,



established areas!

Please Note: This property is currently under construction, with estimated completion set for the end of September 2025. At this stage, the Buyer may have the opportunity to select certain interior finishings, allowing for a personalized touch.

The images provided are artist renderings and are not photographs of the final product. All measurements are based on the builder's plans and will be updated to reflect Residential Measurement Standard (RMS) guidelines.

Built in 2025

Essential Information

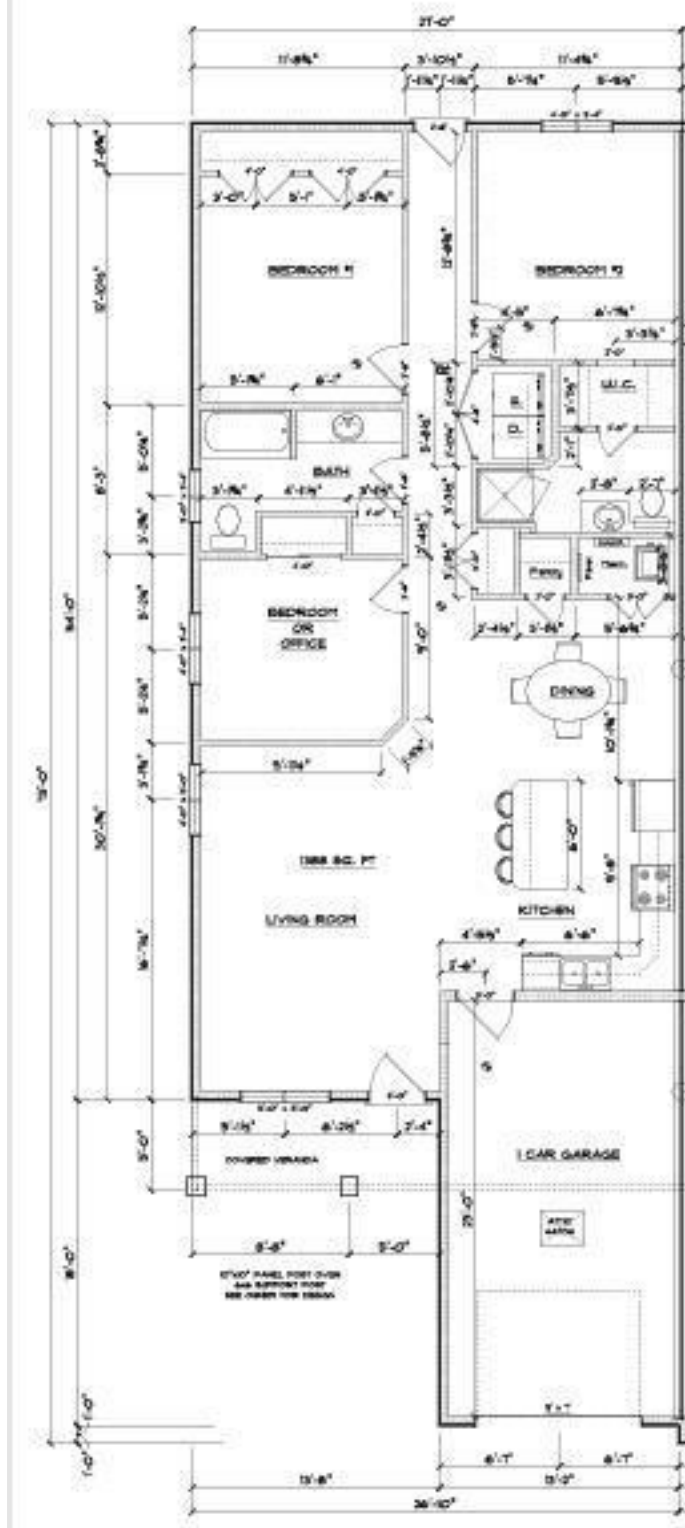
MLS® #	A2220216
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,388
Acres	0.27
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

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
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	Available
Parking Spaces	2
Parking	Parking Pad, Single Garage /
# of Garages	1

Interior

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

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Co
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	May 12th, 2025
Days on Market	6
Zoning	R-4

Listing Details

Listing Office	Coldwell Banker Vision Realty
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