

**1210 2 Street NE**  
**Sundre, Alberta**

**MLS # A2206970**



**\$524,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,996 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Driveway, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Microwave Hood Fan, Built-In Dishwasher, Washer, Dryer, All Window Coverings, TV Wall Mount, Garage Controls & Remotes, & Shed

Step Into Your Own Fairytale—The Perfect Family Home Awaits! Tucked away in a charming corner of town, this storybook-perfect 2-story home is where warmth, comfort, and adventure come to life. Like a scene from Hansel & Gretel, this inviting 2 story, 4-bedroom, 3-bathroom retreat welcomes you with its enchanting curb appeal, bright interiors, and a layout designed for magical family moments. Cross the threshold into an open-concept main floor bathed in natural light, where a spacious living room beckons for cozy evenings & family gatherings. The well-laid-out kitchen is fit for a baker of gingerbread delights, boasting ample cabinetry, a full pantry, and a dining area perfect for gathering with loved ones. A private office offers the perfect hideaway for work or study. Step through the dining room onto the oversized, partially covered back deck, where you can sip cocoa while watching your little ones—both two-legged and four-legged—frolic in the expansive backyard. There’s even space to build a second garage or workshop for your creative endeavors! Upstairs, the magical family bonus room above the garage is just waiting for movie nights and bedtime stories, snuggled by the cozy gas fireplace. Three generously sized bedrooms and a full 4-piece bathroom create a comfortable retreat for the whole family. Meanwhile, the primary suite is a dream come true, featuring a luxurious 4-piece ensuite with a jetted tub and stand-up shower. Follow the staircase down to the cozy and inviting basement, where a recreational/games room is perfect for laughter-filled gatherings. A 4th bedroom with its own private 3-piece bathroom offers a retreat for guests or growing teens. Two large storage rooms ensure all your treasures are tucked away safely. Your family will love the spacious heated TRIPLE ATTACHED GARAGE for the safe storage of the

family vehicles and/or private home gym. The triple wide driveway even has room for the family RV! Nestled in the peaceful NE corner of town, this home offers easy access to walking trails, parks, the hospital, Snake Hill, schools, the Library, Aquaplex, Arena, Curling Rink, Skate Park, and shopping. Whether you're exploring the outdoors or enjoying a quiet evening by the fire, this home is the perfect setting for your family's next great adventure. "Home Is Where Your Story Begins!"