

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

MLS® #A2220216

\$395,000

3 Bedroom, 2.00 Bathroom, 1,388 sqft

Residential on 0.27 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 1,469 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 (264 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 | 1,388 |
| 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 Available |
| Parking Spaces | 2 |
| Parking | Parking Pad, Single Garage Attached |

| | |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

Interior

| | |
|-------------------|----------------------------|
| Interior Features | See Remarks, Vinyl Windows |
| Appliances | Other, Instant Hot Water |
| 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 Concrete Forms) |
| Foundation | Poured Concrete, Slab |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 49 |
| Zoning | R-4 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

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