

\$289,000 - 229 4 Street Nw, Sundre

MLS® #A2209603

\$289,000

3 Bedroom, 2.00 Bathroom, 1,248 sqft
Residential on 0.16 Acres

NONE, Sundre, Alberta

**** JUST in time for SPRING **** This well-maintained mobile home sits on its OWN spacious lot, providing plenty of room to add a GARDEN or two. Mature trees will create a BEAUTIFUL backdrop for colourful flowers and vegetables. If you have MOBILITY issues, you will APPRECIATE the gentle grade of the WHEELCHAIR RAMP !!. There is also a front PARKING pad for easy access to the ramp, which leads to a covered DECK and then into the home. There is a metal-clad CARPORT at the back with back-alley access and a matching garden shed for storage. The interior highlights a CLASSIC mobile home DESIGN, featuring TWO bedrooms and a bathroom at one end, while the PRIVATE PRIMARY bedroom, complete with an en-suite bathroom, is situated at the opposite end. The main living areas, including the KITCHEN and DINING, are located between. The SPACIOUS kitchen and dining area truly serve as the HEART and SOUL of this home, offering ample cupboard space, storage, and countertops. Newer appliances and a MODERN backsplash complement the tile-like flooring, providing a nice CONTRAST against the darker cabinets. A unique GLASS partition separates the kitchen and dining room from the living room, creating a CREATIVE focal point while subtly TRANSITIONING between the two areas. The living room walls feature a LOVELY SHADE of blue that harmonizes well with the furniture and the RICH-TONED laminate flooring. A main bathroom separates the two bedrooms,



and the larger of the two bedrooms occupies the ENTIRE end section and is very spacious. For added PRIVACY, the primary bedroom is located at the opposite end and feels like a RETREAT, featuring an oversized space, a huge DOUBLE closet, and a full 4-piece ensuite bathroom. The FURNACE was REPLACED last year, and the HOT WATER TANK is only 5 years old. The bathroom SINKS have been UPGRADED, and the roof SHINGLES and SKYLIGHT are approximately 10 years old. ** HOME OWNERSHIP ** complete with mobility access ** IS ATTAINABLE ** Sundre is a VIBRANT community with a lot to OFFER its approximately 2,800 residents. It features a full ARENA, CURLING RINK, professional RODEO, and GOLF COURSES, INDOOR POOL, as well as MILES of groomed and natural WALKING and HIKING trails. HOSPITAL, DOCTORS and DENTISTS. You'll also find a variety of EATERIES, coffee shops, and local BUSINESSES in the area. **WELCOME HOME**

Built in 1989

Essential Information

MLS® #	A2209603
Price	\$289,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	229 4 Street Nw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	4
Parking	Parking Pad, Alley Access, Carport

Interior

Interior Features	Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	R-3

Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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