

# \$524,900 - 221 11a Avenue Ne, Sundre

MLS® #A2232154

**\$524,900**

5 Bedroom, 2.00 Bathroom, 1,503 sqft  
Residential on 0.15 Acres

NONE, Sundre, Alberta

**BREAKING NEWS IN SUNDRE!** A picture-perfect bungalow has just hit the market—and you™I want to be first on the scene! Nestled on a quiet street across from a lush green space & cheerful children™s playground, this beautiful 3-bedroom bungalow in NE Sundre is making headlines for all the right reasons! From the moment you arrive, the charming covered front porch with seating area welcomes you home & sets the tone for the warmth within. Step through the front door into a spacious foyer that comfortably accommodates guests & family alike. The open-concept layout draws you in, with a bright & inviting living room at the front of the house, complete with a 3-sided gas fireplace—perfect for cozy conversations & chilly evenings. The fireplace also lends its warmth & charm to the generously sized dining room, ideal for entertaining & family dinners. The star of the show? The large kitchen island, gleaming newer stainless-steel appliances, & a layout designed for culinary creativity! Whether you're serving up pancakes on a lazy Sunday or hosting a festive holiday meal, there™s room for everyone to gather & share in the moment. Tucked conveniently off the kitchen is MAIN FLOOR LAUNDRY, neatly hidden away in a closet to keep things tidy & efficient. Your primary bedroom retreat awaits with ample space for a king-sized bed & all your furniture. You'll love the walk-in closet & the convenient 4-piece ensuite for your private escape. Two more main-floor bedrooms offer flexibility for



kids, guests, or a much-needed home office, along with another stylish 4-piece bathroom. Downstairs, the partially finished basement is already hosting a spacious family room, ideal for movie nights, gaming, or just unwinding. FRAMED-IN & waiting for your finishing touches are two more bedrooms & a full bathroom—easy upgrades that expand your living space in no time. And don't forget the oversized attached double garage with floor-to-ceiling built-in shelving for the ultimate in storage & organization—plus room for two vehicles! Outside, enjoy your private backyard oasis under the peaceful pergola—the perfect spot for morning coffee, evening chats, or weekend BBQs. Beautiful landscaping, room to run & play for both the two-legged & four-legged members of the family, & a 12'x16' storage shed round out this stunning property. This is not a drill! —Home Is Where Your Story Begins!— and yours begins RIGHT HERE! Will this be your FRONT PAGES NEWS or for someone else?

Built in 2011

### Essential Information

MLS® #	A2232154
Price	\$524,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,503
Acres	0.15
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	221 11a Avenue Ne
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Dining Room, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.