

# \$524,900 - 6, 610 4 Avenue Sw, Sundre

MLS® #A2187770

**\$524,900**

2 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 0.03 Acres

NONE, Sundre, Alberta

This Sundre villa offers a serene escape from urban life, surrounded by lush greenery and picturesque mountains. Situated in the heart of Sundre's vibrant community, Prairie Creek Crossing beckons with its promise of tranquil living for adults seeking a retreat or retirement haven. Step inside to discover a modern oasis designed for comfort and convenience. The open floor plan welcomes you with vaulted ceilings, creating an airy ambiance throughout. The kitchen is a chef's delight, with ample counter space, and a spacious pantry for all your culinary needs. Entertaining is effortless as the dining area seamlessly transitions into the inviting living room, providing the perfect setting for family gatherings and socializing. Retreat to the master bedroom, featuring a walk-through closet leading to a private 4-piece ensuite, offering a sanctuary of relaxation. The second bedroom can be used for visiting guest or the much needed office! Designed for ease of living, this single-floor layout eliminates the hassle of stairs, catering to adults looking to downsize without compromising on comfort. A double attached heated garage provides convenient parking for two vehicles, ensuring both practicality and security. Experience year-round comfort with in-floor heating throughout the home and garage, while exterior landscaping and snow removal are meticulously taken care of. Embrace the joys of pet ownership as Prairie Creek Crossing welcomes furry companions with board approval, allowing you to share



your new home with your beloved pets. Beyond the doorstep, Sundre offers an array of recreational opportunities for outdoor enthusiasts, including hiking, fishing, camping, and trail riding amidst breathtaking natural landscapes. Indulge in quality golf courses or unwind at the local hospital, seniors club, or indoor recreational centre with an indoor pool and fitness facilities. Don't wait to embrace the retirement lifestyle you've dreamed of—seize the opportunity to live amidst Sundre's beauty and tranquility at Prairie Creek Crossing. More Pictures to follow, Just at finishing Stage! Please note we Have 5 units and you are welcome to view them all!

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2187770               |
| Price          | \$524,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,306                  |
| Acres          | 0.03                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 6, 610 4 Avenue Sw   |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1X0              |

**Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Gazebo, Other, Picnic Area, Park, Snow Removal, Visitor Parking      |
| Parking Spaces | 4                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated |
| # of Garages   | 2                                                                    |

## Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Built-in Features, Ceiling Fan(s), High Ceilings, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s) |
| Appliances        | Garage Control(s)                                                                                                                                                             |
| Heating           | Natural Gas, Hot Water, In Floor                                                                                                                                              |
| Cooling           | None                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                             |
| Fireplaces        | Electric, Living Room                                                                                                                                                         |
| Basement          | None                                                                                                                                                                          |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Courtyard, Outdoor Grill                                                   |
| Lot Description   | Gazebo, Landscaped, Many Trees, Paved, See Remarks, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Composite Siding, Wood Frame                                               |
| Foundation        | Slab                                                                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 249                |
| Zoning         | R-2                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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