

# \$639,900 - 231 11a Avenue Ne, Sundre

MLS® #A2240527

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,352 sqft

Residential on 0.17 Acres

NONE, Sundre, Alberta

## LUXURY, LIGHT & LOCATION - STUNNING 2021 BUNGALOW IN SUNDRE!

Welcome to a home that redefines modern elegance and functional luxury, nestled in the heart of the beautiful Town of Sundre and adjacent to the playground and walking trails! This immaculate 2021 bungalow is better than new and absolutely move-in ready - boasting soaring ceilings, open concept design, and premium finishes throughout.

Step through the large front foyer and be immediately impressed by the bright, airy ambiance created by oversized windows, remote-controlled blinds, and a flowing floor plan bathed in natural light. The kitchen is a showstopper, featuring crisp white shaker-style cabinetry, quartz countertops, textured subway tile backsplash, and high-end black appliances - all framed by gleaming luxury vinyl plank flooring and stunning white millwork that gives the home a crisp, clean feel.

The master retreat is pure indulgence, complete with a luxurious ensuite boasting a marble tile floor, separate soaker tub and walk-in shower, quartz counters, and a massive walk-in closet outfitted with a flexible Freedom Rail system. A second spacious bedroom, beautiful main bath, and a conveniently plumbed hallway closet for optional main-floor laundry complete the upper level.

Downstairs, you'll find a professionally finished basement designed to match the upstairs in both color palette and quality with cozy in floor



heat. The L-shaped family room is perfect for movie nights or entertaining, while the massive hobby/craft room offers potential for a fourth, or even fifth bedroom - flexibility for whatever your lifestyle needs.

Outside, you'll love the beautifully landscaped yard with concrete patios, a covered deck, and new fencing with back alley access. The oversized double garage is a dream with built-in cabinetry, a mounted large screen TV, durable gym flooring!

Color changing gemstone track lighting on the front exterior will set the perfect mood all year round. If you've been searching for a high-end, low-maintenance home with designer touches and thoughtful upgrades throughout - this is the one.

. Book your showing today - this gem won't last!

Built in 2021

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240527    |
| Price          | \$639,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,352       |
| Acres          | 0.17        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 231 11a Avenue Ne |
| Subdivision | NONE              |
| City        | Sundre            |

|             |                      |
|-------------|----------------------|
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1X0              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Washer/Dryer                                                                                                                    |
| Heating           | In Floor, Forced Air, Hot Water, Natural Gas                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                       |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Playground                                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 12              |
| Zoning         | R-1             |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | REMAX ACA Realty |
|----------------|------------------|

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