

\$449,900 - 404 3 Avenue Sw, Sundre

MLS® #A2251856

\$449,900

4 Bedroom, 3.00 Bathroom, 1,154 sqft

Residential on 0.31 Acres

NONE, Sundre, Alberta

Once Upon a Time in Sundre! On a storybook corner lot of 0.31 acres, tucked right into the heart of Sundre, stands a charming bungalow that feels as if it leapt straight from the pages of a fairy tale. With 4 cozy bedrooms and 2 ½ sparkling baths, this enchanting home is ready to welcome its next chapter of happily ever afters. Step inside, and you'll be greeted by the warmth of hardwood floors beneath your feet and the shimmer of granite counters that glisten like treasure in a sun-drenched, south-facing kitchen. With cupboards as plentiful as the pages in a magical storybook and a natural gas stove fit for a royal feast, meal prep transforms into a celebration. The primary suite, complete with its own private 2-piece ensuite, is your retreat after long adventures. Two additional bedrooms on the main floor are ready to host little dreamers, guests, or perhaps even a home-based salon! Once upon a time, this very home held one, complete with wash sink and laundry connections (still in place in the basement, should you wish to awaken them again). Sunlight streams generously through the home's large windows, weaving golden threads across every room. Downstairs, discover a family/games room where laughter can echo long into the night, complete with a grand bar and a separate wet bar, ready for festive banquets. With a spacious 4th bedroom, a bright 3-piece bath, a cold room, and endless storage, this lower level is



anything but a dark dungeonâ€™itâ€™s a welcoming extension of the story. Beyond the walls lies your very own enchanted garden oasis. Here, thereâ€™s room for all the princes, princesses, knights, and loyal pets to roam free. A firepit awaits for starlit storytelling, while a two-part shed, RV gate, and single detached garage with covered carport provide safe harbor for all your treasures. And when the season is right, a generous garden plot yields a harvest fit for a kingâ€™s table. This isnâ€™t just a houseâ€™itâ€™s the setting where your familyâ€™s next chapter is waiting to unfold. â€œHome Is Where Your Story Begins!â€ and this Sundre haven is ready to start the tale.

Built in 1978

Essential Information

MLS® #	A2251856
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.31
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	404 3 Avenue Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta

Postal Code T0M 1X0

Amenities

Parking Spaces 7

Parking Parking Pad, RV Access/Parking, Single Garage Attached, RV Carport

of Garages 1

Interior

Interior Features Chandelier, Granite Counters

Appliances Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Living Room, Mantle, Raised Hearth, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Many Trees, Open Lot

Roof Metal

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 27th, 2025

Days on Market 47

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.