\$389,900 - 621 6 Avenue Sw, Sundre

MLS® #A2255659

\$389,900

2 Bedroom, 1.00 Bathroom, 1,151 sqft Residential on 0.10 Acres

NONE, Sundre, Alberta

Welcome to 621 â€" 6 Avenue SW Sundre, a charming and move-in ready bungalow half duplex designed with comfort, convenience, & retirement living in mind. This thoughtfully planned 2-bedroom, 1-bathroom home offers 1,050 sq ft of single-level living with no stairs, making it ideal for anyone seeking ease of mobility, low-maintenance living, & immediate possession available. Step inside to discover a bright, open-concept floor plan with a large living room, spacious enough for multiple furniture arrangements, & a cozy gas fireplace to anchor the space. The dining area flows seamlessly into the kitchen, which is thoughtfully laid out with abundant counter space, cabinetry, & a dedicated pantry. Whether you're preparing daily meals or hosting family dinners, this kitchen delivers both function and charm. This home offers two generously sized primary bedrooms, positioned on opposite sides of the convenient main-floor laundry room, ensuring both privacy & practicality. Natural light streams throughout, creating a warm & inviting atmosphere. The exterior spaces are just as welcoming. Step outside to a fully landscaped, south-facing backyard, beautifully enhanced with established perennials, vibrant flower beds, & a garden shed. Enjoy the ease of outdoor living with a private, fenced yard â€" perfect for morning coffee, afternoon reading, or visits with friends. Practical updates include a brand-new hot water tank, new zone valves for the in-floor heating throughout, & recently







serviced boiler & fresh air exchanger â€" providing peace of mind & efficient year-round comfort. The home also features a single attached garage and paved driveway, keeping your vehicle secure & protected through every season. Located in the heart of Sundre, this property offers unbeatable proximity to essential amenities. Just minutes away, you'II find shopping, coffee shops, the Sundre Municipal Library, walking trails, the Curling Rink, Myron Thompson Hospital, Moose & Squirrel Medical Clinic, Greenwood Medical Clinic, seniors' resources, & numerous other services. All this, plus easy access to the beautiful & scenic West Country, makes this home as practical as it is picturesque. If you're seeking a retirement-ready property that blends low-maintenance living with community convenience, this home delivers. Move-in ready, lovingly maintained, & waiting for its next story to unfold. "Home Is Where Your Story Begins!―

Built in 2005

Essential Information

MLS® # A2255659 Price \$389,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,151
Acres 0.10
Year Built 2005

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

Community Information

Address 621 6 Avenue Sw

Subdivision NONE City Sundre

Mountain View County County

Province Alberta Postal Code **TOM 1X0**

Amenities

Parking Spaces 3

Parking Single Garage Attached

of Garages 1

Interior

Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Interior Features

Counters, No Animal Home, Open Floorplan, Pantry, Vinyl Windows

Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, **Appliances**

Refrigerator

Heating Boiler, In Floor, Fireplace(s), Natural Gas

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Gas, Living Room, Mantle, Raised Hearth, Tile

Basement None

Exterior

Exterior Features Garden, Private Yard, Rain Gutters, Storage

Back Yard, Few Trees, Front Yard, Garden, Landscaped, Level, Lot Description

Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed September 9th, 2025

Days on Market 53 Zoning R-2

Listing Details

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