

**220 5 Street NW
Sundre, Alberta****MLS # A2272348****\$249,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,417 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Block, Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Perfect starter home or affordable investment property! This owned lot is ideal for anyone seeking a low mortgage—or even no mortgage—lifestyle. Tucked away in a quiet cul-de-sac and backing onto peaceful green space, with convenient back-alley access, this charming home offers 3 bedrooms and 1 bathroom. A spacious addition provides a cozy family room, while recent updates include a newer washer and dryer, a recently serviced furnace, a new thermostat, fresh flooring and paint, a newly installed pot light, and a new roof in 2023. The backyard offers lovely outdoor space complete with lilac trees, peonies, an apple tree, and a healthy patch of rhubarb, along with a fire pit for evening relaxation. A heated and insulated double detached garage makes the perfect space for hunters, hobbyists, or car enthusiasts. Outside, you’ll also find ample storage, including dedicated cold storage—ideal for preserving produce or seasonal items. Move-in ready and full of value!