

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

MLS® #A2255659

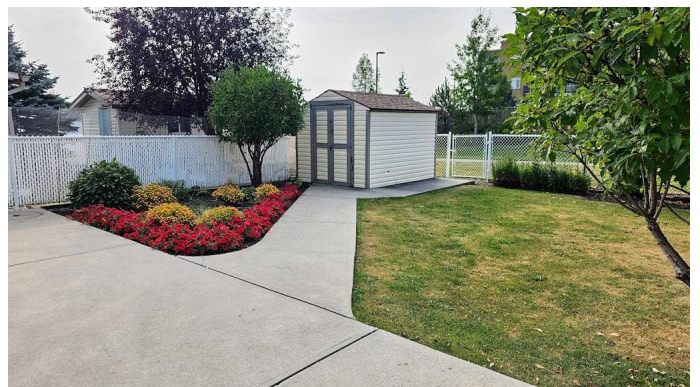
\$389,900

2 Bedroom, 1.00 Bathroom, 1,151 sqft

Residential on 0.10 Acres

NONE, Sundre, Alberta

Welcome to 621 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 – 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, youâ€™ll find shopping, coffee shops, the Sundre Municipal Library, walking trails, the Curling Rink, Myron Thompson Hospital, Moose & Squirrel Medical Clinic, Greenwood Medical Clinic, seniorsâ€™ 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 youâ€™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. â€œHome Is Where Your Story Begins!â€•

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
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Boiler, In Floor, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, Tile
Basement	None

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	45
Zoning	R-2

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.