

\$449,900 - 28, 610 4 Avenue Sw, Sundre

MLS® #A2258659

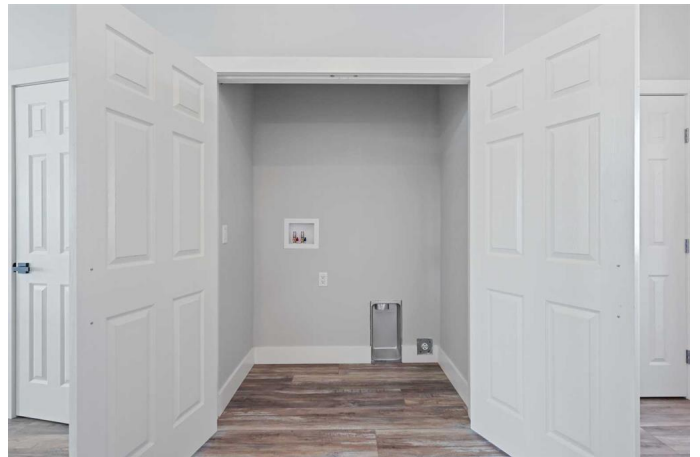
\$449,900

1 Bedroom, 2.00 Bathroom, 1,048 sqft

Residential on 0.11 Acres

NONE, Sundre, Alberta

This Sundre villa offers a serene escape from urban life, surrounded by lush greenery and picturesque mountains. Situated in the heart of Sundre's vibrant community, Prairie Creek Crossing beckons with its promise of tranquil living for adults seeking a retreat or retirement haven. Step inside to discover a modern oasis designed for comfort and convenience. The open floor plan welcomes you with vaulted ceilings, creating an airy ambiance throughout. The kitchen is a chef's delight, with ample counter space, and a spacious pantry for all your culinary needs. Entertaining is effortless as the dining area seamlessly transitions into the inviting living room, providing the perfect setting for family gatherings and socializing. Retreat to the master bedroom, featuring a walk-through closet leading to a private 4-piece ensuite, offering a sanctuary of relaxation. Designed for ease of living, this single-floor layout eliminates the hassle of stairs, catering to adults looking to downsize without compromising on comfort. A over size single attached heated garage provides convenient parking for one vehicle, ensuring both practicality and security. Experience year-round comfort with in-floor heating throughout the home and garage, while exterior landscaping and snow removal are meticulously taken care of. Embrace the joys of pet ownership as Prairie Creek Crossing welcomes furry companions with board approval, allowing you to share your new home with your beloved pets. Beyond the



doorstep, Sundre offers an array of recreational opportunities for outdoor enthusiasts, including hiking, fishing, camping, and trail riding amidst breathtaking natural landscapes. Indulge in quality golf courses or unwind at the local hospital, seniors club, or indoor recreational centre with an indoor pool and fitness facilities. Don't wait to embrace the retirement lifestyle you've dreamed of—seize the opportunity to live amidst Sundre's beauty and tranquility at Prairie Creek Crossing.

Built in 2025

Essential Information

MLS® #	A2258659
Price	\$449,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,048
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	28, 610 4 Avenue Sw
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Amenities	Dog Park, Gazebo, Picnic Area, Snow Removal, Visitor Parking, Other
Parking Spaces	4

Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)
Appliances	None
Heating	In Floor, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	BBQ gas line, Courtyard, Outdoor Grill
Lot Description	Landscaped, See Remarks, Underground Sprinklers, Gazebo, Paved
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	September 30th, 2025
Days on Market	21
Zoning	R-2

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.