

# \$130,000 - 231 3rd Street Sw, Sundre

MLS® #A2163603

**\$130,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

NONE, Sundre, Alberta

Looking to build by the Red Deer river?  
Thinking about a tiny home? Or a primary residence a stand alone garden suite? Lots of permitted and discretionary uses for this prime lot situated in Sundre's Historic District, this large rectangular 6160 sq ft R2 lot measures 56 X 110 feet and backs on picturesque Prairie Creek and around the corner to the Red Deer River walking trail!, so pack your fishing gear or your kayak and explore your back yard!. A great location about an hours drive from Calgary or Red Deer on the scenic Cowboy Trail, Sundre is the perfect mix of urban and city. The town offers extensive trails for walking, biking, golf, tennis, pickle ball, curling, swimming, boutique shopping, restaurants and a hospital. Create your own peaceful oasis on this lot with a local builder or purchase an RTM home. Water, sewer and gas are on the property - ready for your connection. The R2 zoning, specifically, is a residential zoning designation that allows for the construction of duplexes and other multi-family dwellings. With R2 zoning, property owners have the opportunity to maximise land usage and potentially generate income by building additional units on their property. Please note that there are two bare lots, side by side. We are selling the inside lot only. The South lot is not for sale.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2163603         |
| Price     | \$130,000        |
| Bathrooms | 0.00             |
| Acres     | 0.14             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 231 3rd Street Sw    |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 1X0              |

### Amenities

|            |                                            |
|------------|--------------------------------------------|
| Utilities  | Natural Gas at Lot Line, Water At Lot Line |
| Waterfront | Creek, River Access                        |

### Exterior

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Creek/River/Stream/Pond, Interior Lot |
|-----------------|---------------------------------------------------------------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2024 |
| Days on Market | 250                 |
| Zoning         | R-2                 |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA Realty |
|----------------|-------------------|

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