

# \$248,000 - 1 Alberta Avenue, Sunnyslope

MLS® #A2219758

**\$248,000**

1 Bedroom, 1.00 Bathroom, 743 sqft

Residential on 0.36 Acres

NONE, Sunnyslope, Alberta

Welcome to your next opportunity â€” a charming property on a double lot with unlimited potential and a price point that leaves room to dream.

Nestled in a quiet rural setting with no neighbours to the south and only two streets in town, this home offers a lifestyle of peace, space, and affordability. Yes, it needs some love â€” but with a bit of vision and sweat equity, it could become a warm and welcoming haven.

The main floor features a bright living room with large windows, a cozy wood-burning stove, and dual access to both south- and east-facing decks, perfect for morning coffee or evening relaxation. Youâ€™ll also find the primary bedroom, a spacious dining area, a 4-piece bath, and a compact kitchen waiting for your creative touch.

Downstairs, the mostly unfinished basement offers incredible flexibility with an additional bedroom, a workshop or family room, laundry space, and the bonus of a pellet stove to help offset heating costs in the colder months.

Outside, enjoy the benefits of a single detached garage, multiple outbuildings including a chicken cope, and the peace of mind that comes with no rear or southern neighbors.



Whether you're a first-time buyer, investor, or simply looking for a project with promise, this property delivers value and vision in equal measure.

Sold as-is, where-is " ready for your ideas and inspiration.

Built in 1967

### Essential Information

MLS® #	A2219758
Price	\$248,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	743
Acres	0.36
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1 Alberta Avenue
Subdivision	NONE
City	Sunnyslope
County	Kneehill County
Province	Alberta
Postal Code	T0M 1J0

### Amenities

Parking Spaces	2
Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Storage, Wood Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Brush, Corner Lot, Cul-De-Sac, Front Yard, Garden, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Treed
Roof	Metal
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	Real Broker
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