

# \$235,000 - 1 Alberta Avenue, Sunnyslope

MLS® #A2219758

**\$235,000**

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	\$235,000
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	Single Garage Detached, RV Access/Parking
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Storage, Wood Windows
-------------------	---------------------------------------

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, Corner Lot, Front Yard, Garden, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Brush, Cul-De-Sac, Treed
Roof	Metal
Construction	Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	50
Zoning	R1

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.