

# \$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 | 58            |
| Zoning         | R1            |

## Listing Details

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

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