



1 ALBERTA Avenue , Sunnyslope, Alberta - \$220,000



Main Photo

Property Description

Welcome to your next opportunity — 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 — 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. You'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.

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