

For Sale

**BUILDERS ALERT!**  
Development Permits in Place



# PRAIRIE CREEK CROSSING

610 4 AVENUE SW  
SUNDRE, ALBERTA

## HIGHLIGHTS

- 13 lots for sale with Development Permits in place for 3 Triplexes and 2 Duplexes
- Quality, beauty, and affordability--Prairie Creek Crossing is home to a New Active Adult community in the vibrant town of Sundre AB, known for its friendly people, sunny skies, natural beauty with plenty to see and do.
- Prairie Creek Crossing community features new homes designed for active adults. Home buyers will experience a lifestyle rich in natural beauty and effortless style.
- With all amenities and services, access to nature, and an abundance of recreation, Sundre offers a super quality of living.

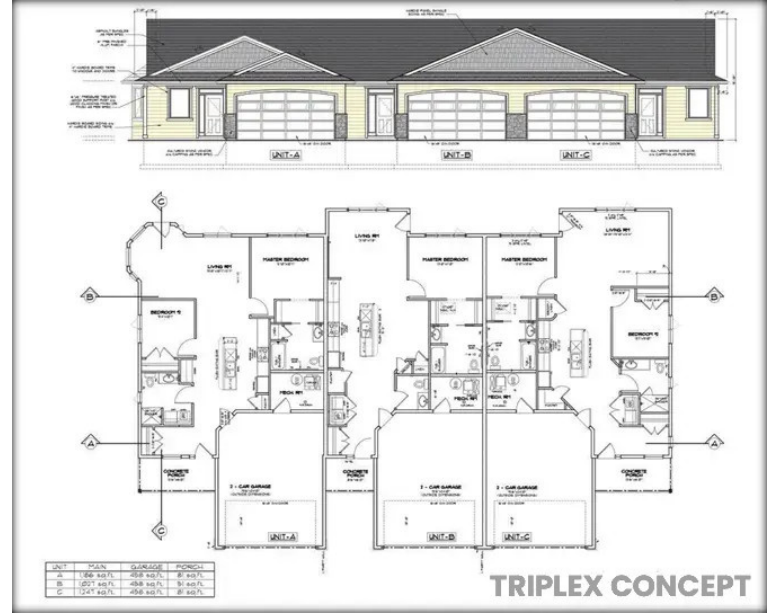
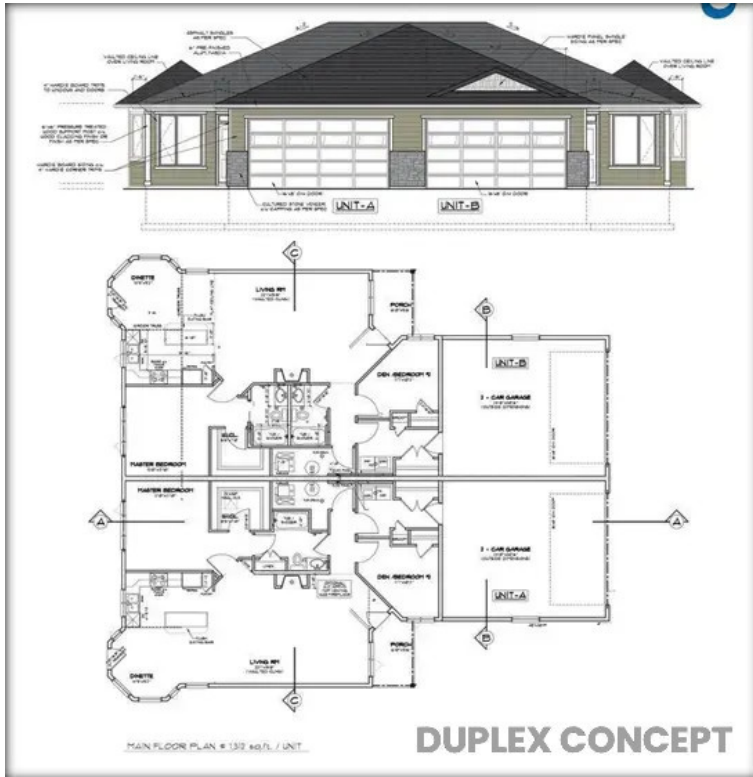


## PROPERTY DESCRIPTION

<b>Price:</b>	Please Contact
<b>Lots:</b>	13 Lots for Sale

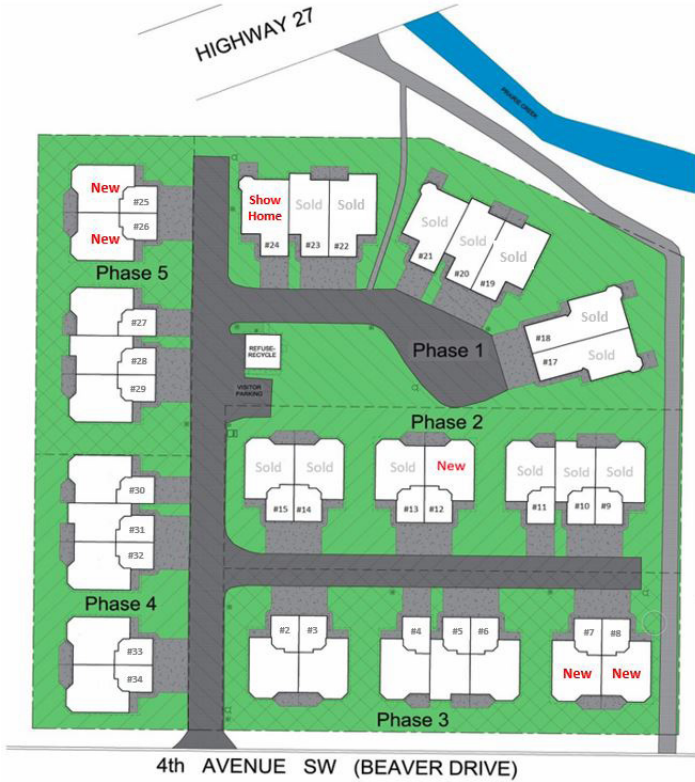
**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
Toll Free 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

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Real Estate Solutions



**ADULT LIVING COMMUNITIES**

Adult living communities are not necessarily the same as senior living or even assisted living. Instead, adult communities are often for adults in their fifties or older whose children have all moved out. This way, they can have a community as empty nesters. At Prairie Creek Crossing, our active adult community ensures that you can socialize and meet others while still having a beautiful place to live.



**NEIGHBOURHOOD**

A quiet, pedestrian-friendly community that is walking distance to groceries, cafes, restaurants, and shopping.

**MAINTENANCE AND CONDO INFO**

Governance, insurance, operations, maintenance and repairs will be managed by the Prairie Creek Crossing Condominium Corporation

Condo fees include services such as clearing snow, garbage removal, lawn care and common amenities cleaning.

**BUILDING FEATURES**

- Attached Double Garage with Heated Concrete Floors
- Bungalow-Style Attached Home
- Landscaped Lawn
- Slab on Grade, One-Level
- No Basement
- No Stairs
- Private Patio
- Total Parking Spaces (4)
- Wheelchair Accessible

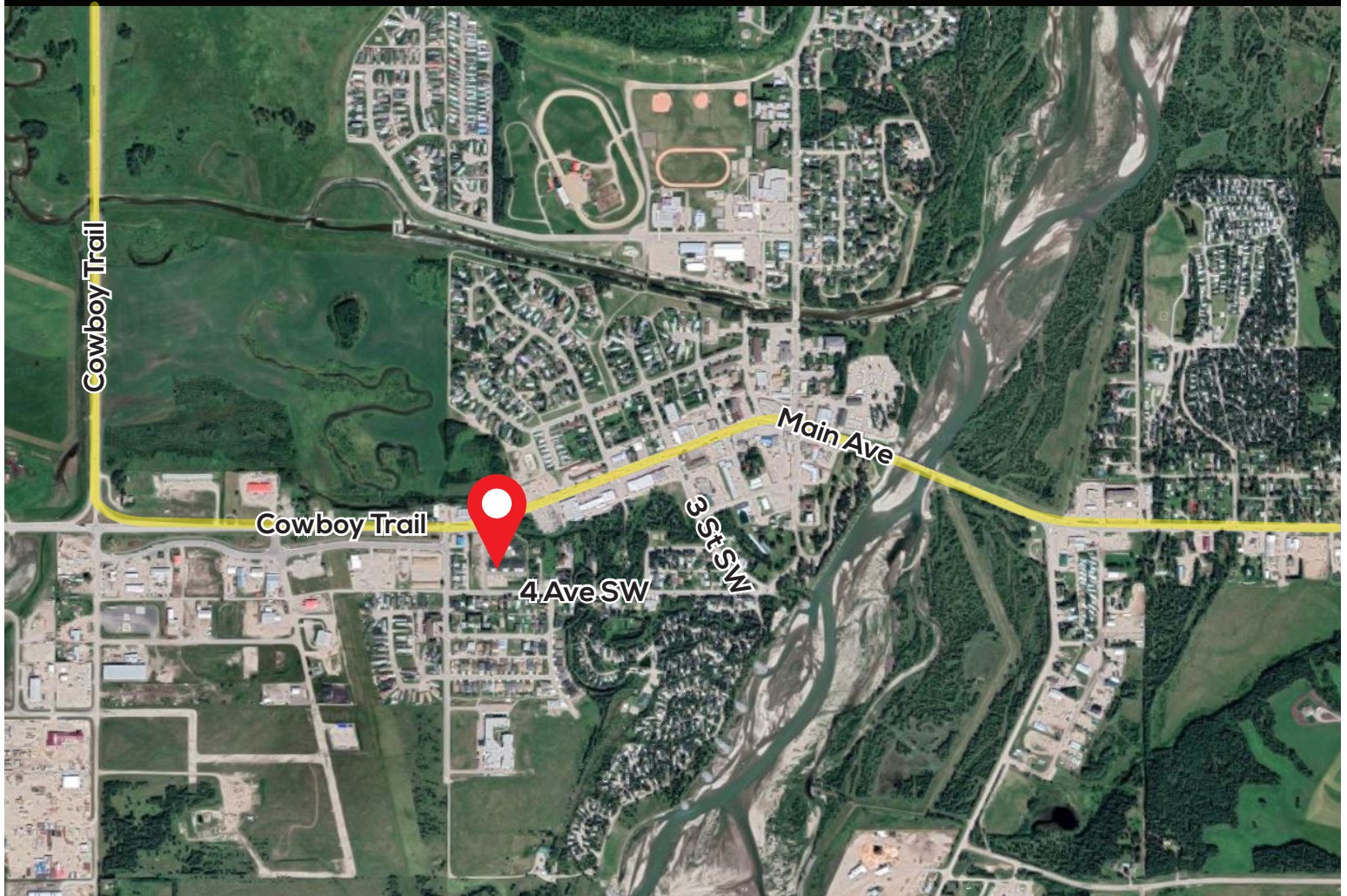
**HOME INTERIOR FEATURES**

- Bathroom (1.5-2)
- Bedroom (1-2)
- Dishwasher
- Fireplace (0-1)
- Gas/Electric Stove /Oven
- High Ceilings
- 36" Doorways
- Large Windows
- Microwave/Range/Hood Combo
- Natural Gas Heating
- Refrigerator
- Vinyl Flooring
- Washer/Dryer Hookups
- Water Heater - On Demand



# LOCATION

Prairie Creek Crossing, Sundre, Alberta



## CHOOSE YOUR AVENUE

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**Lila Miller**

*Associate*

**403.667.5732**

[lmiller@avenuecommercial.com](mailto:lmiller@avenuecommercial.com)

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### HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766

**Toll Free** 800.750.6766

[AvenueCommercial.com](http://AvenueCommercial.com)

