



GRASSROOTS
REALTY GROUP

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14 Cataract Road SW
High River, Alberta

MLS # A2221836



\$335,000

Division:	McLaughlin Meadows		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Townhouse		
Size:	1,136 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, See Remarks, Side By Side, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Mixed, See Remarks, Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 250
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: None

This condo in the quiet west end of High River, close to outdoor skating, walking paths and nature reserve. This unit is great for a young family with good size bedrooms and an unfinished basement to develop as you choose. Area is a quiet community with easy access to schools, downtown and the southeast commercial district. This community is a great place to start or raise your family.