



**GRASSROOTS**  
REALTY GROUP

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**5 Pekisko Road SW  
High River, Alberta**

**MLS # A2221898**



**\$304,900**

<b>Division:</b>	McLaughlin Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	658 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Front Drive, Off Street, Outside, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, Track Lighting		

**Inclusions:** storage shed

NEW PRICE !!! New paint !!! Looking fresh and lovely !!! This home came back on market due to financing on a previous offer so owners said.. This is gives us the opportunity do make this home even better !!! . Southwest High River is the most sought after area in High River for families, retirement, singles. The quiet area, with mature landscape and many features invite many to search and find their forever homes !! This sweet condo is available in a quiet condo complex right beside a skating rink, a community garden, paved walking trails that go forever , and the continues trails right beside you that are in a huge area for your adventurous side. This location is tops!! Schools near by, easy to hop on 12th avenue and head out to HWY 2 if you commute !! Cute bi-level condo , end unit !! Huge yard compared to most in the complex ! Back and side yard with huge gorgeous spruce tree and at your front yard is a huge birch tree.. Its a very nice lot. Home has 2 bedrooms, 2 baths, good sized living room, dining room, then kitchen. Welcome first home buyers or someone or anyone who will enjoy this sweet area. Location is the best that it can be !!!!!