



**GRASSROOTS**  
REALTY GROUP

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**310 Riverside Garden NW  
High River, Alberta**

**MLS # A2223765**



**\$759,000**

<b>Division:</b>	Vista Mirage		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island		

**Inclusions:** n/a

Located in River's edge Home Owners Association, This fully finished bungalow has nearly 2800 Sq feet of living space, and is being offered for sale by its original owners, this property backs onto the happy trails pathway system , and you can sit on your back deck and enjoy the view of the river. this H.O.A. does not have an age restriction, so it is perfect for families as well as those looking to retire within a short cart drive to the Highwood golf course. and there is a 7-12 JR/SR High School a short walk away, as well as playgrounds, spray park and pump track. book your tour of this home with your favorite Realtor and start packing.