



GRASSROOTS
REALTY GROUP

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103, 410 7 Street SW
High River, Alberta

MLS # A2229497



\$299,000

Division:	McLaughlin Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	1989 (36 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Brand new washer and dryer in storage unit

This main floor unit has 822 sq. feet of living space with a spacious bedroom, 4-piece washroom, laundry room, kitchen, and large living room. Off the living room is a covered west-facing concrete deck that offers privacy and looks onto mature trees and landscaping. The assigned parking stall is in a heated underground parkade. There is a separate, large storage room that is secure and away from vehicles/dust. This quiet and private 50+ professionally managed building has soundproofed concrete floors, a social room, and is in a highly desired SW neighbourhood that is in walking distance to the hospital, shopping, George Lane Park, and walking paths. Condo fees include everything other than electricity, wifi, TV and phone. Please click the multimedia tab for an interactive virtual 3D tour and floor plan