



GRASSROOTS
REALTY GROUP

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1312 10 Avenue SE
High River, Alberta

MLS # A2229631



\$549,900

Division:	Sunrise Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,115 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating: Forced Air

Floors: Hardwood, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame, Wood Siding

Foundation: Wood

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: MAXUM Smith machine with complete set of weights and bench, Nordic track running machine(No Monetary value)

Welcome to 1312 10th AVE SE! A fantastic bi level with 1114sqft, 5 bedrooms(3 up, 2 down - perfect for large families), 2 bathrooms, a partially developed basement, landscaped yard, with rear lane access and a new 24 x 24 double detached(Insulated and electrically heated) garage. The main level has 3 bedroom's, the primary with a 4 pce en suite bathroom, custom kitchen, a second 4 pce bathroom and a great living and dining space. The partially developed basement has tons of potential and is already home to; Two extra bedrooms(one used as a gym space and the other as an office/den), a hobby room, laundry and storage. Develop the rest into an amazing family/media/rec space. The front yard is beautifully landscaped, and the backyard is private with a nice deck for some out door relax time. This property is close the Emerson and Sunshine Lakes, walk and bike paths, playgrounds and schools and amenities. Here is a full list of upgrades done in the last little while!! New roof - 4 years ago, Moduleo Belgium flooring upstairs, Arabian nights granite kitchen counter tops, Kraus tap and sink in kitchen, New white oak flooring in kitchen, Soapstone granite countertop in bathroom, New HVAC heating system including central air conditioning, New large water tank, New electrical panel - new sockets, fixtures and fittings, New 24x24 garage, (insulated with heater), landscaped front yard, new trees and shrubs, gapped wood wall feature, Steps and side path - stamped concrete by Big Rock, and new basement windows. Poly B has also been replaced. All this for well under 600K, book that showing today!