



GRASSROOTS
REALTY GROUP

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**18 Cataract Road SW
High River, Alberta**

MLS # A2231663



\$349,000

Division:	McLaughlin Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,148 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: Storage Shed

LOW condo fee of \$250. *Immediate Possession* *Location! Location! Location!* Welcome to this recently updated 3 bedroom and 2-bathroom townhome. You can easily move right in to this home due to the extensive upgrades including New carpets, newer stove & microwave, newer windows, paint, flooring plus modern updates to the kitchen & bathrooms Plus there is a High Efficiency Furnace. The bright & open layout is ideal for your family not to mention the fully fenced backyard with a storage shed is fantastic for kids and pets. The main level offers a spacious family room which includes dining area(if needed), a 3 piece bathroom, a bright, white kitchen with plenty of cabinets and counter space, and a dining area with patio doors leading to your own private rear yard. The upper level has 3 bedrooms including the large primary bedroom with a huge walk-in closet, and a second full 3-piece bathroom. The fully developed basement has a large family room, a flex room that could be used as an office or gym and a huge laundry room with a laundry sink and a very spacious storage area. This property is conveniently located just steps to the outdoor skating rink, Happy Trails walking paths, Community Gardens, a playground and just minutes to downtown High River.