



GRASSROOTS
REALTY GROUP

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120 Sunrise Terrace NE
High River, Alberta

MLS # A2235827



\$257,000

Division:	Sunrise Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,057 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: \$ 418

LLD: -

Zoning: TND

Utilities: -

Inclusions: n/a

ATTENTION INVESTORS AND FIRST-TIME HOME BUYERS. 3 Bedroom + 1.5 Bath TOP unit located in Sunrise Meadows, High River. Just steps away from parks, playgrounds, schools, shopping + restaurants. Open main floor features spacious living/family room leading to kitchen with granite countertops, newer appliances & breakfast nook with access to private balcony. 2 pc powder room completes the main level. Upstairs offers a primary retreat, 2 additional good sized bedrooms & 4 pc bath + upstairs Washer & Dryer. Exceptional Value with QUICK access to Calgary or Okotoks.