



GRASSROOTS
REALTY GROUP

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1709A 7th Avenue SE
High River, Alberta

MLS # A2237005



\$399,900

Division:	Sunshine Meadow		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	675 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Nest Thermostat, Garage Cabinets, Wardrobes x 2, Above Ground Planters, Kitchen Island Chairs

Attention all Buyers!! Here is your chance to own a great piece of real estate!! With no condo fees!! 3 bedroom, 2 bathroom, half duplex with front balcony and central air conditioning. There is a great yard, with rear lane access and a large 20' x 22' double detached garage. The main level is home to the kitchen/eating area, living room and the primary bedroom. The kitchen has a large island/eating bar and the primary bedroom has a 5 piece en suite bathroom and walk in closet. The basement is home to two more bedrooms, a 3 piece bathroom, a family room and a large laundry/storage room. The yard is private with rhubarb, raspberries, raised planters and is a great place to hang out. This property is close to schools, amenities, Sunshine and Emerson lake, walk/bike paths and has easy access to HWY 2. Come and see this gem before its gone.