



GRASSROOTS
REALTY GROUP

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817 Riverside Drive NW
High River, Alberta

MLS # A2241310



\$549,900

Division:	High River Golf Course		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,283 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: The wheel chair lift in the garage can be included if the buyer wants it

1200 square foot Villa backing onto a green area. This home is immaculate and well maintained. It has all up to date colours and finishes with vinyl plank flooring throughout the main level, and a beautiful white kitchen with under counter lighting, stainless steel appliances, clean bright white tiles, a pantry and lots of natural light. The living and dining room are very spacious and have a vaulted ceiling, and the master bedroom is a large 17' x 12' and has a walk-in closet and an ensuite with a stall shower. There is also a laundry room with cupboards and a sink, a second full bathroom, and a second bedroom or den on the main floor. Downstairs is fully finished including a big family room with a fireplace, a full bathroom, a bedroom and lots of storage. The home has a dining room plus the kitchen has a bright sunny space for a kitchen table. There is no poly-b plumbing in this home. There is a shady and private covered deck plus a patio that will easily contain a small dog. Click the multimedia tab for an interactive virtual 3D tour, additional photos and floor plans.