



GRASSROOTS
REALTY GROUP

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332 Sunrise Terrace NE
High River, Alberta

MLS # A2243500



\$259,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	956 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Walk-In Closet(s)		

Inclusions: none

****OPEN HOUSE - Sunday, August 17th - NOON-3PM**** HUGE PRICE REDUCTION! MOUNTAIN VIEWS! CENTRAL AIR CONDITIONING! AFFORDABLE! Welcome to 332 Sunrise Terrace Villas, a beautifully maintained condo in the vibrant community of High River. This charming two-bedroom unit boasts an open and airy feel, enhanced by plenty of natural light. The main floor features a cozy living room, a functional kitchen with upgraded cabinets and appliances, and a dining area where you can take in the stunning mountain views and watch the sunset from your own private balcony. Upstairs, you'll find two spacious bedrooms, including one with a walk-in closet, as well as the added convenience of upper-level laundry. This home offers plenty of storage space, including a large storage room off the balcony. Enjoy ultimate comfort year-round with central air conditioning, perfect for hot summer days and nights, ensuring both you and your pets stay cool. The best part? You're just minutes away from everything High River has to offer! Whether you're grabbing a bite at a local bistro, shopping in town, or enjoying the strong sense of community and exciting local events, you'll love the convenience of this prime location. Book your showing today! If you're looking for a well-priced home in a fantastic neighbourhood, this is the perfect fit!