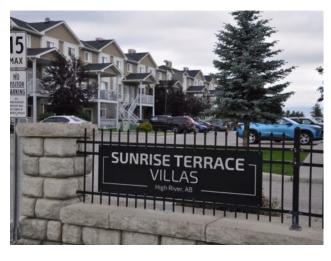


1-833-477-6687 aloha@grassrootsrealty.ca

332 Sunrise Terrace NE High River, Alberta

MLS # A2243500



\$259,900

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

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: \$380 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: Vinyl Siding, Wood Frame **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'II 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!