



GRASSROOTS
REALTY GROUP

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

28 High Ridge Crescent NW
High River, Alberta

MLS # A2244064



\$537,900

Division:	Highwood Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,209 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters		

Inclusions: m/a

Bring on the heat this sweet thing has " AIR CONDITIONING" Beautiful local traffic Crescent in Northwest High river. Sweet bungalow on a beautiful mature lot in a lovely neighborhood. Location is close to School ,convenience store, restaurant, liquor store, and easy access out to Highway #2 for commuters. This 1209 +- SQ FT bungalow has a nice open vaulted ceiling with open concept , nice and bright. Gas fireplace for the cool days, and AC for the hot ! 2 bedrooms up and one down. Basement is partially finished with a bedroom and a partial bathroom (2 pc) ready to complete for minimal cost. New flooring has been installed ,new appliances and a nice fresh look on the huge deck. (15.7 X 25 ft) Take in that measurement of the deck !! Its wonderful !! Bring on the BBQ'S , Bring out the cocktails, for this one has room for all !! The yard is beautiful with a huge area for outdoor entertaining and living with mature trees, privacy and room for pure enjoyment. This home is in nice condition and a very lovely bungalow ready to move in. This property is located also only a couple of blocks away from a pump track, waterpark, park , and play areas. Tons of walking trails, hop onto "Happy Trails" and enjoy a great scenic walk close to your home. Note : New appliances (fridge not shown in photos but will be delivered this week) , new Vinyl plank through out main floor ! " Classy!!"