



GRASSROOTS
REALTY GROUP

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206 Sunvale Crescent NE
High River, Alberta

MLS # A2244113



\$279,900

Division:	Sunrise Meadows		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	722 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 288
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Slab	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to the quiet community of Sunrise Heights for adult living. These one level units are perfect for retirement living. They offer in-floor heat which is included in the low condo fees. This one has north facing windows to stay cool on the hot summer days. It has durable vinyl plank flooring throughout the main living area. There are plenty of cabinets for storage, a pantry for non-perishables and granite counter-tops for added luxury. The unit has a vaulted ceiling to give the feeling of added space in the main living area as well as a fan for optimal air circulation. The primary bedroom is a decent size with full closet. There is a "cheater" 4pc ensuite bathroom, plus a den for an extra hobby or reading space. This property comes with stackable washer/dryer and all kitchen appliances are included. Located just steps from the Happy Trails, you can meander to Sunshine Lake for a daily walk or make your way to Tim Hortons for a morning coffee and grab some fresh produce from No Frills or your way home. Make this one Your Home, Your Castle.