



GRASSROOTS
REALTY GROUP

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**701 Prairie Sound Circle NW
High River, Alberta**

MLS # A2246691



\$339,000

Division:	Highwood Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,069 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 375
LLD:	-
Zoning:	NCD
Utilities:	-

Inclusions: None

Welcome to this beautifully maintained condo in one of the best locations Prairie Sound has to offer. Perfectly situated in a quiet spot facing the schoolyard, this home is just steps from High Park Boulevard and scenic Highwood Lake. Inside, you'll find an inviting open-concept layout featuring a spacious living room with brand new, durable laminate flooring, and a bright dining area that opens onto a sunny south-facing deck — ideal for morning coffee or evening relaxation. Upstairs, both bedrooms are generously sized, each with its own private ensuite bathroom, offering comfort and convenience for families or roommates. The second-floor laundry adds to the practicality of this well-designed home. Enjoy the charm of the shady front verandah and the convenience of an attached garage plus driveway parking for a second vehicle. The home is in excellent condition and located just steps away from the spray park, Happy Trails, Notre Dame School, a local convenience store, and beautiful Highwood Lake Park. Be sure to click the multimedia tab for an interactive 3D virtual tour and detailed floor plans — and come experience this wonderful home for yourself!