



**GRASSROOTS**  
REALTY GROUP

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**20 Cataract Road SW**  
**High River, Alberta**

**MLS # A2247059**



**\$334,900**

<b>Division:</b>	McLaughlin Meadows		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	658 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Asphalt, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Heating Not Paid For, Natural Gas Not Paid, W
<b>Features:</b>	No Smoking Home, See Remarks		

<b>Inclusions:</b>	Curtain Rods and blinds
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This bi-level condo located on the quiet west side of High River. Located close to the walking path system, natural conservation area, and out-door skating. Easy access (5 blocks) to High River Hospital, Spitzee Elementary school and playground, and the High River downtown core. This unit has an extremely large yard for your children or your pet. Enjoy your morning beverage on the east facing deck.