



**GRASSROOTS**  
REALTY GROUP

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101, 604 19 Street SE  
High River, Alberta

MLS # A2250355



**\$259,000**

Division:	Sunshine Meadow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	891 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	0.05 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 842
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

This 4-bedroom, 2-bathroom condo offers abundant space and versatility in a practical layout suited for families, roommates, or investors. With over 1,700 square feet, the unit includes a spacious living area with a gas fireplace and access to a ground-level patio that enjoys plenty of afternoon sun. A full-sized washer and dryer are conveniently located in-suite, along with additional storage. Both bathrooms are 4-piece. Two of the bedrooms feature walk-in closets. The functional floor plan and generous square footage present strong potential. Located close to schools and with easy access to Calgary for commuters, this property represents an excellent opportunity for those looking to personalize a home or expand their investment portfolio. Buyers would need to take on the remainder of the tenant's lease. Please ask the Realtor for details.