



**101, 604 19 Street SE
High River, Alberta**

MLS # A2250355

\$259,000



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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sunshine Meadow | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 891 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Stall | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | - | | |

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|--------------------|--------------------------|-------------------|--------|
| 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.