



GRASSROOTS
REALTY GROUP

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1712A 7 Avenue SE
High River, Alberta

MLS # A2251382



\$434,900

Division:	Sunshine Meadow		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,148 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Oversized, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air
Floors:	Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Dry Bar, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TND
Utilities:	-

Inclusions: Garden Shed

Sunshine Lake 1148 square foot duplex with a finished basement and an attached garage. This home is in great shape and has an excellent floorplan. The main floor has two bedrooms, a large living room with a vaulted ceiling and fireplace, a kitchen with quartz counters and lots of cupboards and workspace, and a dining room that opens onto the private backyard and deck. It also has a main floor laundry, two piece bathroom and mudroom, and hardwood flooring. The basement includes a spacious family room with a bar, two bedrooms, a second full bathroom and lots of storage space. Outside there is a low maintenance fully fenced back yard that is very private and finished with a covered deck, lots of patio space, a firepit and it has a garden shed. An attached garage is a full 23.5' deep and is heated, and the driveway is wide enough to park two vehicles. The property has a back lane and is only steps away from Sunshine Lake. Click the multimedia link to see the interactive 3D tour, floor plans, and photo gallery.