



GRASSROOTS
REALTY GROUP

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18 Cataract Road SW
High River, Alberta

MLS # A2256812



\$325,000

Division:	McLaughlin Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,047 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Shed

LOW condo fee* *Immediate Possession* *GREAT LOCATION! Just STEPS to the Outdoor Skating Rink, Happy Trails Walking Paths AND the Community Gardens!! Welcome to this recently updated 3 bedroom and 2-bathroom townhome. You can easily move right in to this home due to the extensive upgrades including New carpets, newer stove & microwave, newer windows, paint, flooring and modern updates to the kitchen & bathrooms Plus there is a High Efficiency Furnace. The bright & open layout is ideal for your family not to mention the fully fenced backyard with an included storage shed is fantastic for kids and pets. The main level offers a spacious living room which includes dining area(if needed), a 3 piece bathroom, a bright, white kitchen with plenty of cabinets and counter space, and a dining area with patio doors leading to your own private rear yard. The upper level has 3 bedrooms including the large primary bedroom with a huge walk-in closet, and a second full 3-piece bathroom. The developed basement(NEW carpets scheduled for October)has a large family room, a flex room that could be used as an office or gym and a huge laundry room with a laundry sink and a very spacious storage area. This property is conveniently located just STEPS to the Outdoor Skating Rink, Happy Trails Walking Paths, Community Gardens, a playground and just minutes to downtown High River.