



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**516 17th Street SE
High River, Alberta**

MLS # A2257778



\$589,000

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,510 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Laminate, Tile, Vinyl Plank
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Shed

****OPEN HOUSE - SUNDAY, SEPT 21- 1 to 3 **** Wonderful Family Home , Great Location. Open Concept Kitchen, Eating Area and Livingroom with large windows, island and Fireplace creating a warm, inviting space. Entire Main Floor has been Beautifully Updated- vinyl plank flooring, new light fixtures and cabinet hardware, quartz counters, subway tile backsplash, all new appliances in last 3 years. Gas Fireplace with tile, wood mantel. Main floor Laundry Room features built-in cabinet, drying shelf. Washer and Dryer new in last year. Main floor renovated 2-piece Bath. Upper level has Master w Ensuite, jetted tub, 2 Additional Bedrooms and 2nd 4-piece Bath. Fully Finished basement extends living space with Family Room , Wet Bar, 4-piece Bath, Storage. Heated Double Garage. Spacious Fenced Back Yard - 2-tiered Deck, Pergola bench, Concrete RV Parking, Alley access, Dog Run, Shed. Bright, Sunny, Lovingly cared for Home. Don't miss this Opportunity! You'll Love This Home!