



GRASSROOTS
REALTY GROUP

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103, 605 19 Street SE
High River, Alberta

MLS # A2259789



\$169,888

Division:	Sunshine Meadow		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	945 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Central, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 522
LLD:	-
Zoning:	TND
Utilities:	-

Inclusions: NA

WOW! If you're looking for a fixer upper, look no further. This home has it all! No need to worry about the previous 'designer' choosing the wrong shade of grey and installing shag carpet instead of LVP. This renovation is YOU and only YOU. Flooring- you choose; cabinets that need refinishing (do you freshen up the brown, go white or perhaps navy blue with gold- simply stunning!!), and walls that need painting (always make sure you repair holes, cracks and other imperfections before painting) . You might just become besties with the staff at your local hardware store. So what are you renovating? The foyer leads down the stairs to an open concept living area complete with a large living room, breakfast nook and U shaped kitchen with stainless steel appliances (AS IS). Down the hall, you'll find both bedrooms with one bedroom having a massive walk-in closet (the second one doesn't have a closet). The 4 piece bathroom is tucked away and the laundry room/utility room is centrally located. There's a parking stall very close to the front door...just back that truck up with your tools and supplies. You are 4 minutes from the highway, and only 30 minutes to the south end of Calgary. You are a 5 minute walk from Sunshine Lake, which is beautiful this time of year if you can avoid the cobra chickens (aka geese). Call your favourite agent and local renovation contractor to book a showing! You have our permission to keep your shoes on while you view. The entire property is below grade but added to the Total Above Grade area per the 'Exception for below grade properties' that is part of RMS Principle 5.