



GRASSROOTS
REALTY GROUP

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**405, 405 Sunrise Terrace NE
High River, Alberta**

MLS # A2267860

\$282,000



Division:	Sunrise Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Townhouse-Stacked		
Size:	1,029 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: Tv Mounts (primary bedroom & living room), window coverings, shelves under TV in primary bedroom, all security equipment (doorbell, glass break detector, smoke detectors, panel, coded deadbolt) - no contract in place

Welcome to Sunrise Terrace in High River! This bright and spacious ground-level bungalow offers the perfect blend of comfort, convenience, and low-maintenance living. Featuring 2 bedrooms and 2 full bathrooms—including a versatile third bedroom or den with French doors—this home offers flexibility for your lifestyle. The open-concept floor plan is filled with natural light and features a stylish kitchen with dark granite countertops, breakfast bar, and adjoining dining area with sliding doors leading to the east-facing patio. The spacious living room connects seamlessly to the kitchen and dining area, creating an inviting space for everyday living and entertaining. Enjoy two private patios—one east-facing to capture the morning sun and one west-facing with beautiful mountain views and evening light. The primary bedroom includes a full 4-piece ensuite, and there's a second full bathroom conveniently located near the additional bedroom. With updated vinyl plank flooring throughout, newer washer, dryer, and microwave, two parking stalls, and an in-unit storage area, this home truly has it all. Sunrise Terrace is a well-managed complex with low condo fees that cover most utilities, plus easy access to walking paths, parks, schools, and local amenities.