



**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&mdash;including a versatile third bedroom or den with French doors&mdash;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&mdash;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&rsquo;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.