



GRASSROOTS
REALTY GROUP

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916 15 Street SE
High River, Alberta

MLS # A2270270



\$549,900

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,373 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed; hot tub; Murphy bed and mattress		

This beautiful and spacious bungalow is within walking distance to Joe Clark School, Highwood High School, Sunshine Lake, Emerson Lake, and the Happy Trails. It has two bedrooms on the main floor and two bedrooms in the fully finished basement, both with walk-in closets. The kitchen, dining room and living room are all open and bright, and the dining room opens onto a covered east facing deck. The kitchen is high quality and has a lot of cabinets, counter space, under cabinet lighting, granite counters and a large island. Flooring in the kitchen, halls, laundry room and bathroom are all heated tile, and the step-down living room has hardwood. On the main floor, the third bedroom has been converted to a laundry room but could easily be converted back into a bedroom. There have been several upgrades to this home over the years including a deluxe walk-in tile shower in the 3-piece cheater ensuite, a beautiful built-in Murphy bed in the downstairs family room that is ideal for company, newer vinyl windows, new roof in 2023, trek decking on the front porch and back porch, beautiful landscaping including a patio with fire pit, newer hot water tank, new furnace in 2024, and new stainless steel appliances in the kitchen. Extras included in this home are a hot tub, shed, and water softener. The fully fenced backyard is private with mature landscaping, a big east facing deck with a gas line for your BBQ, and back alley access. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.