



GRASSROOTS
REALTY GROUP

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120 Sunrise Terrace NE
High River, Alberta

MLS # A2271787



\$218,500

Division:	Sunrise Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Lot, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 418
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage		

Inclusions: "AS IS, WHERE IS, ON POSSESSION"

LOOKING FOR A SMART INVESTMENT OR A HOME YOU CAN TRULY MAKE YOUR OWN? This bright and well designed 2-Storey Unit | 3 BDRM | 1 Full Bath | 1 Half Bath | Two Balconies| One balcony faces west with exterior storage and one faces east for beautiful morning light. Step inside to a welcoming foyer with plenty of room for coats and shoes. Imagine the main level featuring a sun-soaked living room, perfect for relaxing, as the morning sunshine pours in. The kitchen offers oak cabinetry, granite countertops, and ample workspace for preparing meals, while the adjacent dining area opens onto your west-facing balcony—ideal for evening relaxation and enjoying the sunset. Also on the main floor is a convenient 2-piece bath, along with easy access to the furnace and hot water tank. Head upstairs to find three generous bedrooms, all offering great natural light. The upper level also hosts a 4-piece bathroom and the huge bonus—laundry conveniently located on the bedroom level. With quick access to Highway 7 and Highway 2, commuting is a breeze. Whether you're an investor or a homeowner ready to add your personal touch, this unit has incredible upside and value. Don't miss out on this opportunity!