



GRASSROOTS
REALTY GROUP

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1513 10 Avenue SE
High River, Alberta

MLS # A2272338



\$549,900

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,345 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: n/a

Welcome to this wonderful home in this fantastic neighborhood located walking distance to Sunshine and Emerson Lake!! Step through the front door and you will be welcomed by fresh paint and new flooring through out the main level as well as a large entrance closet. The living room features large bright windows and a gas fireplace perfect for those chilly winter evenings!! The kitchen has plenty of working space a brand new stove and hood fan. The sliding glass doors lead out onto a covered deck perfect for evening bbqs. The back yard features a space for a trailer as well!! When you are back inside you will find an insulated garage main floor laundry and 3 good sized bedrooms and a 4 piece ensuite! This home also features AC!! Downstairs you will enjoy a large rec room, as well as 2 more bedrooms making this a 5 bedroom home!!! There is also another bathroom and plenty of storage in the basement! This home is a must see call your favorite agent today!