



**GRASSROOTS**  
REALTY GROUP

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**106 Prairie Sound Circle NW**  
**High River, Alberta**

**MLS # A2274506**



**\$350,000**

<b>Division:</b>	Highwood Lake		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	NCD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	Stairlift, TV Wall Brackets
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Open House Sunday December 14, 1 to 3PM! Welcome to 106 Prairie Sound Circle! 3 Bedrooms | Accessible Stairlift | Upper Floor Laundry | Attached Garage. This one stands out right away with a stairlift included, making the home more accessible and comfortable for anyone needing mobility assistance. The main floor has been updated with durable Vinyl Plank Flooring and a layout that keeps the space feeling open. The kitchen offers plenty of storage, ample counter space, and direct access to the rear deck. Upstairs you'll find three bedrooms, a full bathroom, and the convenience of upper-floor laundry. Off of the primary bedroom, there is a balcony to enjoy your morning coffee on. You get an attached single garage off the back lane, and plenty of visitor parking for when you have guests. The location is stellar with schools, walking paths, green spaces, and shopping are all close by. If you're looking for low-maintenance living and accessibility features already installed, this is a solid option. Call your favourite agent to book a private viewing!