



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

20 High Ridge Close NW
High River, Alberta

MLS # A2275176



\$424,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	885 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Slate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		
Inclusions:	Kitchen Island		

Welcome to this inviting Updated 3 bedroom, 2 bathroom family home offering comfort, space ,and convenience. The main level features a very functional layout with a bright living-dining area and kitchen, A full bathroom and 2 good- size bedrooms, The fully developed basement, offers additional living space with a mini bar and a third bedroom, Full size laundry and a 3 piece bathroom, perfect for entertaining or family gatherings. An attached one- car garage adds to everyday convenience.Step outside and relax in the large private fenced backyard with plenty of room for play, pets, or future landscaping ideas. Ideally located steps away from a school, splash park, playground ,walking and biking paths and a golf course. A nearby convenience store/gas station , this home has lots to offer . A great opportunity for families or anyone looking for space WITH NO CONDO FEES in an excellent location in the beautiful NW High River.