



**GRASSROOTS**  
REALTY GROUP

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**20 High Ridge Close NW**  
**High River, Alberta**

**MLS # A2275176**



**\$424,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Slate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.