



**GRASSROOTS**  
REALTY GROUP

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

**32 Sheppard Road SW  
High River, Alberta**

**MLS # A2275423**

**\$389,000**



<b>Division:</b>	McLaughlin Meadows		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac		

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

**Inclusions:** None

Well-maintained 3-bedroom duplex located on a quiet street in West High River. As you enter the home you are welcomed by a spacious and inviting living room. The kitchen features stainless steel appliances and a bright breakfast nook with patio doors leading to a large backyard deck—perfect for outdoor entertaining. Upstairs offers three generously sized bedrooms and a full 4-piece bathroom. The fully finished basement adds valuable living space with a comfortable family room and an excellent laundry area. Completing the property is an oversized detached garage and the added bonus of no condo fees. Call today to view this great property.