



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

MLS # A2275423



\$389,000

Division: McLaughlin Meadows

Type: Residential/Duplex

Style: 2 Storey, Attached-Side by Side

Size: 1,239 sq.ft. **Age:** 1977 (49 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Single Garage Detached

Lot Size: 0.06 Acre

Lot Feat: Back Lane, Cul-De-Sac

Heating: Forced Air

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: TND

Foundation: Poured Concrete

Utilities: -

Features: 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.