



GRASSROOTS
REALTY GROUP

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**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 (48 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.