



GRASSROOTS
REALTY GROUP

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152 Sunrise Terrace NE
High River, Alberta

MLS # A2276932



\$239,900

Division:	Sunrise Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	954 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Other, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Window Coverings

Welcome to 152 Sunrise Terrace, a well-situated 2-bedroom, 2-bath home in a friendly and growing community. This inviting property offers a comfortable layout designed for everyday living, with bright living spaces and a practical flow that suits a variety of lifestyles. Located in the quiet corner of the complex and has 2 balconies, 1 facing East and one with West mountain views to enjoy either the sunrise or sunset. Ideally located on a quiet street, providing a sense of privacy while remaining close to schools, parks, walking paths, and local amenities. The unit is super clean and well taken care of. Enjoy small-town charm with the convenience of nearby shopping, recreation, and easy access for commuters. Whether you're relaxing at home or entertaining family and friends, this property delivers a warm and welcoming setting in a community known for its strong sense of connection and quality of life. Ideal for First-time home buyers looking for an affordable entry into the market. Young families seeking a safe neighborhood close to schools and parks; Downsizers, Investors or Commuters who value accessibility while enjoying a relaxed pace of living. This home is priced to sell; don't miss your opportunity.