



**106 Prairie Sound Circle NW
High River, Alberta**

MLS # A2283382



\$330,000

Division:	Highwood Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NCD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stairlift

Welcome to Prairie Sound! 3 Bedrooms | Accessible Stairlift | Upper Floor Laundry | Attached Garage. The main floor has been updated with durable Vinyl Plank Flooring and a layout that keeps the space feeling open. The kitchen offers plenty of storage, ample counter space, and direct access to the rear deck. Upstairs you'll find three bedrooms, a full bathroom, and the convenience of upper-floor laundry. Off of the primary bedroom, there is a Juliet balcony to enjoy your morning coffee on. You get an attached single garage off the back lane, and plenty of street parking for your extra vehicle or guests. The location is stellar with schools, walking paths, green spaces, and shopping are all close by. This one stands out right away with a stairlift included, making the home more accessible and comfortable for anyone needing mobility assistance. If you're looking for low-maintenance living and accessibility features already installed, you have found the right home.