



**GRASSROOTS**  
REALTY GROUP

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**142 Freeman Way NW  
High River, Alberta**

**MLS # A2285593**



**\$409,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	968 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		
<b>Inclusions:</b>	keyless entry on garage, under cupboard radio		

**PRICE ADJUSTMENT !!!** Polo Park in NW High River.. the place to be for a beautiful quiet & small community ( +55 ) of mature living ! Awesome location on this home with a total of 1710 + living space up and down. Tucked back into the NW area right beside a small cul de sac with area for extra parking. This classy Triplex home is "Clean and Sweet" with many features with full development . From the nice open plan , upgrades to everything being in excellent condition and ready for your move in day! Polo Park offers a club house that can be rented, or enjoyed by the Polo Park community. Quiet streets through out the little subdivision of PP is a plus . This sweet home has many features and upgrades which include Interior moldings , framing and doors have been upgraded.. Nice sliding doors in the closets, and a modern look to all the frame work. Fresher paint, newer modern light fixtures through out the home, and to enjoy the outdoors a nice large deck out to the north. This home comes with a little movable island ( with locking wheels) that has storage plus can be moved around for the cook or your companies convenience. The island also has option to pull up a chair and use as a bar/table. Appliances are all upgraded, new garage door opener, Shingles replaced approx 6 years ago , hot water tank 2016, new deck 2016. Nice Family room down stairs, with bedroom bathroom and a cool mancave/work bench area and more storage ! Room for everyone in this home! Many fabulous features. Currently the front den/office is used for a dining room which works very well !! These owners have a full set washer, dryer and have chose basement for location so they can use the original location for a utility closet. All hook ups are still there and ready to move in a stackable set if preferred. Lovely quiet neighborhood , walking distance to convenience store, Tim Hortons,

liquor store, gas station, subway, pizza, vet clinic etc.. Proven lovely community!!