



GRASSROOTS
REALTY GROUP

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207, 105 7 Avenue SE
High River, Alberta

MLS # A2292292



\$179,888

Division:	Southeast Central High River		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 694
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	-	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome home to Colonial House in High River! This meticulously maintained extra-large 2nd floor unit is bright, warm, & inviting. Featuring an open great room style layout with large south facing windows that fill the space with beautiful natural light & even offers mountain views. Tucked into a peaceful & tranquil setting, this centrally located building offers the ideal blend of comfort, convenience, & low-maintenance living. The kitchen, dining, & living areas flow seamlessly together, creating a comfortable & welcoming space that's perfect for everyday living or entertaining family & friends. Down the hall you'll find two generous sized bedrooms, a full 4-piece bathroom, & in-suite laundry & storage room off of the kitchen to keep everything organized & close at hand. Step outside onto the covered south-facing balcony, where you can enjoy the gentle morning sunrise, the warm glow of a late summer evening sunset & the beautiful weather throughout the day. With space for flowerpots & a couple of comfy chairs, this peaceful outdoor area becomes a perfect extension of your living space — ideal for enjoying your morning coffee or unwinding with a cool drink at the end of the day. This age-restricted (55+) adult condominium is ideally located in central High River & is within easy walking distance of many everyday amenities. The building offers just 20 units, is professionally managed, & the condo fees are extremely comprehensive, covering heat, water, sewer, property insurance, landscaping, snow removal, reserve fund contributions, common area maintenance, & parking with power plug-ins. When you consider everything that is included, the overall value here is exceptional. Outdoor parking is assigned, & the secure building also offers elevator access for added convenience. The exterior of the building has recently undergone significant updates

including a new roof, exterior paint, & new cladding, giving the entire complex a fresh modern look, & the new owners peace of mind that these major expenditures have already been taken care of. High River is a charming & welcoming small-town community offering a regional hospital, medical clinics, dentists, chiropractors, grocery stores, retail shopping, restaurants, recreation facilities, parks, walking trails, & a beautiful golf course. The town is also home to a hot air balloon port, a fantastic annual rodeo, & many active community associations that make it a wonderful place to call home. Located just 25 minutes to Calgary, 15 minutes to Okotoks, & about 30 minutes to Kananaskis Country, you'll enjoy the perfect balance of small-town living with quick access to city amenities & the mountains. This home represents one of the most affordable opportunities currently available in High River & offers one of the lowest maintenance ways to enjoy living in this beautiful & welcoming community. Don't miss your chance to view this fantastic unit — book your private showing with your favourite realtor today!