



**14 Sunrise Crescent NE
High River, Alberta**

MLS # A2293456



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	850 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Insulated, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Vinyl Windows		

Inclusions: n/a

Well this one is a sweet gem for sure !! 1643 sq feet of development including main and basement ! Awesome bungalow with front and back porch entries. Side private yard with tall fence with little patio area & could be dog run ! Detached garage is 22 X 22 insulated and ready for your work shop or park both family vehicles. This corner lot leads to some space off to the side for the BBQ and some landscape ideas! Nice little patio area to enjoy a cocktail as well. Home is currently rented to a long time great tenant !! Tenant would stay if your investment planning!! Master bedroom up on main with full ensuite and a little 2 pc as well. . Nice open concept living area and kitchen, with natural light. Pull up to the Decorative electric fireplace and enjoy a good movie or just enjoy your family or company. Lots of cabinets, storage, linen cupboards, front and back closets, and some nice storage downstairs. A couple of built ins give this super cute home some character and is a nice welcoming feel when you walk in. Vinyl plank for easy floor maint, and a new counter top going in this week !! Maple shaker type cabinetry keep things classic and modern. This home is affordable, a great plan and with the detached garage and the full development , its a Great Package . School near by within short walking distance, the jump out to commute to HWY # 2 is quick , Nice side of town that seems peaceful but easy access in 2 min to run up to Extra Foods, Tims, and many nice little conveniences. 24 hours notice is required in respect for tenants.