



**102, 500 7 Street NW**  
**High River, Alberta**

**MLS # A2296712**



**\$325,000**

<b>Division:</b>	Lineham Acres		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 709
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Highwood Springs Estates &mdash; a 36-unit condo community where opportunities are limited and ownership tends to be long-term. This main floor unit is set in one of the most desirable locations, backing directly onto the lake with uninterrupted views extending to the Highwood Golf Course &mdash; the Foothills&rsquo; premier 27-hole golf destination. Surrounded by mature trees and open green space, it offers a quiet, natural setting where wildlife is often part of the landscape. The covered deck, complete with gas line, is perfectly positioned to take it all in. This home has been meticulously maintained and it shows. The living area is anchored by a gas fireplace, with air conditioning in place for the warmer months. The kitchen is clean and updated with a newer dishwasher, and the washer and dryer have also been replaced in recent years. The primary bedroom features a walk-through closet and a full ensuite with a walk-in jetted tub. A den adds flexibility without sacrificing space, and there&rsquo;s also a second 3-piece bathroom and dedicated laundry room. Heated underground parking and storage are included. Units in this complex are tightly held &mdash; and positions like this within it are rarely available. Arrange your private showing at your convenience!