



**401 Sunvale Crescent NE  
High River, Alberta**

**MLS # A2297973**



**\$389,900**

<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Level		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 587
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		

**Inclusions:** TV mount and hardware in living room and second bedroom

This two-bedroom condo is in excellent condition and tastefully decorated. It is a corner unit and has many features including in-floor heat, two bathrooms and a sunny south facing patio. The kitchen has plenty of cupboards and counter space, great looking black & stainless appliances, and a large pantry. There is a vaulted ceiling to give the home a spacious and open feeling, a convenient laundry area with lots of shelves, built-in speakers, and one of the bathrooms has a large walk-in shower with new glass doors. The double attached garage is clean and freshly painted with a finished floor that is easy to clean and appealing. Upgrades in this home include, fresh paint through-out the home and garage, a new all glass storm door, new flooring in the garage, new fridge, stove, washing machine, window coverings, and an excellent closet organizer in the primary bedroom. Condo fees include heating, water & sewer, garbage, landscaping & snow removal, and all exterior maintenance. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.