



1011 15 Street SE
High River, Alberta

MLS # A2299552



\$580,000

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,369 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, RV Access/Parking		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: NA

Open house Saturday 12 to 2PM! Welcome home! The possibilities are endless in this xsqft bungalow on it's quarter acre lot! With a new fence, all new plumbing, new AC, new Roof, and recent appliances, this home is turn-key ready for you. The foyer is wide enough to welcome your guests, and leads straight to the living room with it's wood-burning fireplace and vaulted ceiling. From the living room, you'll find the first dining room and kitchen, with it's deep oak cabinets, lots of counter space, and the newer appliances. Towards the hallway, you'll find the formal dining room, which can be used as a large den! Down the hall, your mudroom and basement will be to the right, with a bedroom directly ahead. Continuing up the hall, the 4 piece main bath is to your right. The huge primary bedroom can fit a king sized bed with room to spare. Attached to the primary bedroom is the large, well-kept 4 piece ensuite. Heading downstairs, you are greeted by the two large rec rooms, plenty of space for whatever activity you and your family want to do. The second rec room could be converted to a 5th bedroom if you needed! Off the main rec room, you'll find 2 more bedrooms, lots of storage, and a side by side washer and dryer. The basement has an additional 4 piece bathroom, and another space that is ideal for a home gym. The yard has space for whatever you need, there is already a garden cut into the South West corner, a stamped concrete patio and deck attached to the home, large shed for seasonal storage. Even with all of those features, there is still plenty of free space to run around, throw a frisbee, or let kids or dogs play. The yard is fully fenced, and just outside the gate you'll find the 16'W and 30'L RV parking. This home is very well kept, and shows real pride of ownership. Book your private

viewing today!