



**48 Sunrise Close SE
High River, Alberta**

MLS # A2300728



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	898 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neigh		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: n/a

Charming two bedroom bungalow in excellent condition. This immaculate home is sunny and bright and has an open floorplan with a vaulted ceiling. There are two bedrooms, main floor laundry and a well planned kitchen with lots of cupboards and counter space. Outside the home has a lovely covered front porch, and a very tidy and private fenced yard with a concrete patio and a beautifully landscaped area with mature trees. The home is located on a quiet cul-de-sac and has a 24' x 16' detached garage off the paved back lane. New triple pane windows and shingles were installed in 2019, and a new hot water heater in 2024. The fridge, stove, dishwasher, washer, dryer and window coverings are all included and there is a full unfinished basement with roughed in plumbing. Holy Spirit Academy K - 6 is only one block away. Click the multimedia tab for an interactive virtual 3D tour, additional photos and floor plans.