



**GRASSROOTS**  
REALTY GROUP

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301, 605 19 Street SE  
High River, Alberta

MLS # A2212062



**\$215,000**

<b>Division:</b>	Sunshine Meadow		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

This spacious top-floor corner unit offers a bright and inviting living space, enhanced by updated flooring in the entrance hall and fresh paint. Natural light floods the interior through east-facing windows, creating a warm and welcoming atmosphere. The living room features a cozy gas fireplace and provides access to a balcony—perfect for enjoying your morning coffee. The functional kitchen is equipped with updated stainless steel appliances, catering to your culinary needs. The unit comprises two well-sized bedrooms, including a primary bedroom with a large walk-in closet. A 4-piece bathroom and a convenient laundry/utility room complete the layout. Whether you’re seeking a comfortable home for yourself or a promising investment opportunity, this condo fits the bill at a fantastic price. Situated in a peaceful cul-de-sac within the Sunshine Meadow community, this condo is part of a cozy 12-unit complex. Its prime location offers close proximity to Sunshine Lake walking paths, schools, shopping centers, parks and playgrounds, ensuring all your daily needs are within easy reach. Additionally, the property is just a short drive from High River’s charming downtown area, providing access to a variety of local shops, restaurants, and community events. Experience the perfect blend of comfort, convenience, and community in this delightful High River condo. Check out the 3D Virtual Tour and book your showing today!