



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2212528**



**\$359,900**

<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Low Maintenance Landscape		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this fabulous 2 bedroom unit in this great 40+ complex with double car garage. This home offers one level living and benefits from new carpets and the walls have been repainted too! As you walk in you will appreciate the light and airy open concept with high vaulted ceilings. There is a spacious living/dining room with laminate flooring- a great place to relax! The kitchen is stained maple with lots of counterspace, a breakfast eating bar and a useful pantry. The large master bedroom has new carpets and a door into 2 piece ensuite. There is a good sized 2nd bedroom with new carpet . Completing this unit is a stacked washer and dryer and a 3 piece bathroom with oversized shower. There is a double garage too! This home is located in a great community, don't miss out view today! View 3D/Multi Media/Virtual Tour!