



**GRASSROOTS**

REALTY GROUP

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**302, 605 19 Street SE  
High River, Alberta**

**MLS # A2290913**



**\$190,000**

<b>Division:</b>	Sunshine Meadow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	982 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 522

**LLD:** -

**Zoning:** TND

**Utilities:** -

**Inclusions:** n/a

Welcome to this bright and spacious top-floor condo in the welcoming community of Sunshine Meadows! Offering 982 sq ft, this well-designed unit features 2 comfortable bedrooms, a 4-piece bathroom, in-unit laundry, making it a fantastic opportunity for first-time home buyers, downsizers, or investors. The unit is move-in ready and enjoys great natural light and a quiet living environment. The interior offers laminate flooring, freshly painted walls throughout most of the home, and the kitchen offers ample cabinet storage. The home also includes an assigned outdoor parking stall for everyday convenience.