



**1004, 13 Street SE
High River, Alberta**

MLS # A2305026



\$595,000

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,050 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Conservation, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Jetted Tub, No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RUR3

Utilities: -

Inclusions: N/A

INCOME POTENTIAL in this wonderfully renovated split level! You will be welcomed into this 5 bedroom home with plenty of bright natural light from the newly upgraded vinyl windows. Upon entering you will immediately notice the attention to detail throughout the renovation of the main floor; touting new cabinetry, designer tile, a barn house sink and upgraded appliances. The open concept kitchen and dining area is a brilliant use of space providing comfort and continuity. Down the hall you will find two nicely sized east facing bedrooms each appointed with large closets. The main floor bathroom, which has had a complete makeover, includes a european style shower, automatic ventilation fan, heated tile flooring as well as a vessel style vanity sink. Finishing off the main floor is a spacious laundry room that easily doubles as a flex space suitable for an office, or hobby space. The updated, big and bright front door entry, offers separate access to a full basement (currently occupied) illegal suite, boasting 2 bedrooms (with large egress windows), a well thought kitchen and living space including a gas fireplace and its own separate kitchen and laundry. The property boasts a fully fenced, xeriscaped yard, an oversized heated detached garage (24x28), even a concrete pad to park your RV! Call today to book your showing!