



1004 13 Street SE  
High River, Alberta

MLS # A2305026



**\$595,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RUR3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, No Smoking Home, Vinyl Windows		

**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 large egress windows in 2 bedrooms, a well thought kitchen and living space that includes 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!