



GRASSROOTS

REALTY GROUP

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**349 Sunrise Terrace NE
High River, Alberta**

MLS # A2307679

\$267,500



Division:	Sunrise Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,059 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters, Vinyl Windows		

Inclusions: NA

Welcome home to this Air Conditioned, 2 bedroom townhome! This condo complex is great for families, as schools are nearby, and it has a central, private, playground. It also makes a great home for young professionals looking for a roommate! Complete with a new Hot Water Tank, new fridge, washer/dryer, and flooring, this home is turn-key ready for its new owners. The foyer provides a welcoming entrance, and comes complete with a coat closet, into the naturally lit living room, you'll find plenty of space for however you want to furnish it. And in the kitchen, you'll find all stainless steel appliances, wood cabinets, and granite countertops, all in beautiful condition. The dining room leads straight to the East balcony, and the storage room. Upstairs, you'll find the centrally located washer and dryer, 4 piece bathroom, and 2 large bedrooms. One of the bedrooms comes complete with a spacious walk in closet. This home has no shortage of storage either, with 2 linen closets upstairs, the coat closet, and the storage under the stairs. Your 2 assigned parking stalls are right outside, making it a quick trip from door to door! Contact your favourite agent to book a private showing!