



108 Sunrise Terrace NE
High River, Alberta

MLS # A2308399



\$282,500

Division:	NONE		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	1,149 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	0.03 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

With 3 bedrooms, 2 parking stalls and over 1,148 sq ft of living space, this home offers exceptional value under \$300,000! Whether you're a first time buyer, downsizer or investor, it's easy to see why these units are such a smart option in today's market. This move in ready home features durable luxury vinyl plank flooring throughout the main living areas and brand new carpet being installed in the bedrooms prior to possession. The layout offers comfortable, defined living spaces while still leaving plenty of opportunity to update and truly make the home your own over time. The appliances have been exceptionally well cared for and remain in excellent condition. The spacious primary bedroom features a walk in closet and the home includes 1.5 bathrooms, sunny east and west facing decks and additional locked outdoor storage on the back deck, perfect for seasonal items, bikes or extra gear. This is a well managed complex with a healthy reserve fund, beautifully maintained grounds and a relaxed, neighbour friendly atmosphere that owners truly appreciate. There's even a small playground tucked into the centre courtyard, creating a welcoming sense of community. Located within walking distance to Holy Spirit Academy, nearby shopping and High River's extensive walking path system, this location is ideal for commuters as well with quick and easy access to Highway 2. Low condo fees, strong rental potential and an affordable price point make this property an excellent opportunity for both homeowners and investors alike.