



GRASSROOTS

REALTY GROUP

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**29 Sunrise Close SE
High River, Alberta**

MLS # A2308997



\$690,000

Division:	Sunrise Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,850 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Lawn		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Separate Entrance		

Inclusions: None

Welcome to this versatile and well-maintained property tucked away in a quiet cul-de-sac, close to elementary schools, shopping, and other everyday amenities. This home offers exceptional value with a legal basement suite, making it ideal for investors and multi-generational living. The oversized garage provides ample space for vehicles, storage, or use as a workshop/shop area. The fully fenced yard features a large deck and gas hookups for a BBQ, perfect for outdoor entertaining. Upstairs features 4 spacious bedrooms, 2 full bathrooms plus a half bath, and convenient top-floor laundry. The legal basement suite has its own separate entrance and separate laundry, offering privacy and independence. The suite includes 2 bedrooms, 1 full bathroom, in-floor heating, a full kitchen, and brand-new appliances including a fridge and dishwasher.