



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2312647**



**\$235,000**

<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Paved		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to 140 Sunrise Terrace in the desirable Sunrise Terrace Villas—a charming 2-bedroom, 1.5-bath townhome offering comfort, functionality, and a peaceful outdoor retreat in the heart of High River. Thoughtfully designed for easy everyday living, this bright and inviting home features a functional layout with welcoming living spaces and plenty of natural light throughout. The kitchen offers ample cabinetry and workspace, complete with a brand new fridge (2026), newer dishwasher (2024), while the adjoining dining and living areas create an ideal setup for relaxing or entertaining. A convenient 2-pc powder room completes the main level. Upstairs, you’ll find two comfortable bedrooms and a full spacious 4-pc bathroom with newer upstairs laundry (2022), creating a practical and cozy upper-level retreat. Step outside to enjoy the cute private patio space, beautifully framed by a large mature tree that provides both shade and privacy—perfect for morning coffee or quiet summer evenings. Additional highlights include two parking stalls and a well-maintained complex setting. Located close to walking paths, parks, shopping, schools, and everyday amenities, this home offers easy access of Hwy 2 and is an excellent value for first-time buyers, downsizers, or investors alike. Book your showing today!