



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

**MLS # A2318887**



**\$225,900**

<b>Division:</b>	Sunshine Meadow		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,074 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>	-		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, See Remarks		

**Inclusions:** N/A

West facing two bedroom Townhouse at Sunrise Terrace in the NE part of High River. Great access to No. 2 Highway, Schools, Shopping, all walking distance from your front door. This unit has a west facing deck with a storage room on the one end. Good size living room off of main entrance, open style kitchen design as well as a separate eating area. Ample cupboard space with granite counters and stainless appliances throughout truly add to its warm modern feel. Main floor has a two piece bathroom as well as a 4 piece bath in the upper level which separates the two bedrooms. Laundry is conveniently located upstairs close to the bedrooms. Two assigned parking stalls are located in front of the unit 170 and 171. This is a great complex with a playground and condo contributions which include water, sewer, garbage, snow removal, landscaping as well as gas. Book your viewing today to see what this fabulous community has to offer.