



**GRASSROOTS**  
REALTY GROUP

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**28 Riley Street NE  
High River, Alberta**

**MLS # A2320053**



**\$299,900**

<b>Division:</b>	Central High River		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Driveway, Front Drive, Off Street, On Street, Parking Pad, Paved		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, Private, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Tankless Hot Water		

**Inclusions:** TWO Sheds .

\*\*\*YOU OWN THE HUGE FENCED LOT. \*\*\*\*LOTS of ROOM to BUILD a GARAGE with TOWN APPROVAL \*\*\* BACKING to PATH,CANNAL, and NATURAL WOODED AREA(Birchwood Park). \*\*\*\*\*BEAUTIFUL Kitchen accented with STAINLESS STEEL APPLIANCES\*\*\*\* BIG Diningroom with access door to Deck in PRIVATE fenced Backyard . BIG livingroom with Bay Window . THREE VERY BIG BEDROOMS . On Demand HOT Water system. \*\*\*\*Extensively Renovated Inside & Out. \*\*\*\*SHORT Walk to school,Close to Downtown .