



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2321615**

**\$439,000**



<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	911 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Irregular Lot, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan		

**Inclusions:** Sensi Thermostat

Move in ready and updated detached home in High River for under \$440,000. No Condo fees or shared walls on this one! It's set in the heart of Sunrise Meadows near Schools, walking trails and stores and even a local Brewery. On the main floor you have beautiful OPEN CONCEPT living with a large Primary and Secondary Bedroom as well as gorgeously updated Bathroom. Updates include: Updated Duraclac Luxury Vinyl Plank Flooring throughout the main floor, after entering in your tiled entrance and updated lighting throughout the home. Stainless steel appliances in the kitchen, an updated main floor bath with tile flooring, updated lighting, vanity, shower and mirror. New French Doors leading you out to your updated vinyl Tufdek with glass railings and a storage area completed underneath the deck. The yard is complete with stone surrounding trees, including 2 Apple trees and Cherry tree, Gemstone lighting and freshly painted shed. Basement is ready for your own design and build plan! Come see this one today!