



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**103, 616 19 Street SE
High River, Alberta**

MLS # A2321683



\$189,900

Division:	Sunshine Meadow		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating: Forced Air

Floors: Vinyl Plank

Roof: -

Basement: Crawl Space

Exterior: Vinyl Siding

Foundation: -

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 468

LLD: -

Zoning: TND

Utilities: -

Inclusions: N/A

Welcome home to this beautifully updated, ground-level condo offering the perfect blend of comfort, convenience, and modern style right in the heart of High River. Whether you are a first-time homebuyer, looking to downsize seamlessly, or seeking a savvy investment property, this turn-key home is completely move-in ready. Because it is a ground-floor unit, you will enjoy effortless, no-stairs access that makes daily routines, bringing in groceries, and moving furniture absolutely seamless. Stepping inside, you are immediately greeted by a bright and airy atmosphere, courtesy of a fresh coat of paint in a crisp, neutral palette that maximizes the natural light. The entire home features brand-new, high-quality Luxury Vinyl Plank (LVP) flooring. This premium flooring is not only incredibly durable and scratch-resistant perfect for busy lifestyles but it also adds a sleek, cohesive, and modern flow throughout the entire space. The thoughtful, open-concept layout effortlessly connects the kitchen, dining, and living areas. The living room is spacious enough for a full furniture setup, cozy corner fireplace and features direct access to your own private outdoor patio space, which is ideal for enjoying your morning coffee or a quiet evening breeze. The adjacent kitchen boasts ample cabinet storage and counter space, keeping everything you need within arm's reach while you entertain guests or whip up your favorite meals. Down the hall, the floor plan offers two generously sized bedrooms, each providing a quiet retreat at the end of the day. The primary bedroom easily accommodates a large bed with plenty of closet space, while the second bedroom is highly versatile, making it perfect for a guest room, roommate, or a dedicated home office. Serving both bedrooms is a clean, bright 4-piece bathroom complete with a full tub and shower combination and a spacious vanity with

plenty of storage underneath. This main floor unit has a trap door leading down to a crawl space that spans the entire length of the units foot print offering a massive amount of storage option. One parking stall (#7) also comes with this unit for your convenience. Situated in a well-maintained complex, quiet street in the charming community of High River, this condo puts you just minutes away from beautiful walking trails, local parks, unique boutique shopping, and fantastic dining options. You get to enjoy all the benefits of a peaceful, small-town lifestyle while maintaining quick, easy access to major commuter routes. With its pristine new updates and unbeatable convenience, this affordable property is a rare find that is ready for its next owner.