



GRASSROOTS

REALTY GROUP

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302, 105 7 Avenue SE
High River, Alberta

MLS # A2321945



\$187,458

Division:	Central High River		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 694
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	TND
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), French Door, No Animal Home, No Smoking Home		

Inclusions: none

Bright condo in well-cared for secure 55+ building 4 minutes walk from downtown High River. This top floor unit has elevator access and benefits from an open plan living/dining area. Main bedroom gives out onto a quiet street and second bedroom/office overlooks the front entrance. Large in suite laundry area has built in shelving for bonus storage. Neutral colours throughout. Note 6'x12' covered deck for easy relaxing. This building had extensive exterior renos done in 2022-23 (see supplement) and a revamped parkade area completed this year. With only 20 units, and a stunning garden area this building really feels like home. Note condo fees include all utilities except for electricity and internet.