



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

**MLS # A2323929**



**\$230,000**

<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	2007 (19 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>	Low Maintenance Landscape, Paved, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<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, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to one of High River's most underrated opportunities. With over 1,000 square feet of living space, two parking stalls, and condo fees that cover nearly everything except electricity, this isn't just a home... it's a financial glow-up. Whether you're buying your first place, downsizing without sacrificing comfort, investing for the future, or helping your adult kids spread their wings, this one checks all the boxes. The complex is well managed, the reserve fund is solid, and the location offers quick access out of town, nearby schools, and great walking paths. Around here, people often assume home ownership is out of reach. This property proves otherwise. Stop paying someone else's mortgage and start building your own future instead. Your landlord is going to hate this listing.