



GRASSROOTS
REALTY GROUP

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108 Sunrise Terrace NE
High River, Alberta

MLS # A2328251



\$278,000

Division:	NONE		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	1,149 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	0.03 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions:	N/A
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****6 Months of FREE Condo Fees** STOP RENTING - Let's get you (or your kids!) into your own place!!** No more landlords, paint it purple if you want - heck, become a landlord if you want - the opportunities are endless! I truly believe that these are one of High River's hidden GEMS. You just can't beat this much SPACE at this PRICE! With 3 bedrooms, 2 parking stalls and over 1,148 sq ft of living space, this home offers exceptional value under \$300,000! Whether you're a first time buyer, downsizer or investor, it's easy to see why these units are such a smart option in today's market. This move-in-ready home features durable luxury vinyl plank flooring throughout the main living areas and brand-new carpet! The spacious primary bedroom features a walk-in closet, and the home includes 1.5 bathrooms, sunny east- and west-facing decks, and additional locked outdoor storage on the back deck, perfect for seasonal items, bikes, or extra gear. This is a well-managed complex with a healthy reserve fund, beautifully maintained grounds and a relaxed, neighbour friendly atmosphere that owners truly appreciate. There's even a small playground tucked into the centre courtyard, creating a welcoming sense of community. Located within walking distance to Holy Spirit Academy, nearby shopping and High River's extensive walking path system, this location is ideal for commuters as well with quick and easy access to Highway 2. Low condo fees, strong rental potential and an affordable price point make this property an excellent opportunity for both homeowners and investors alike.