



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108, 500 7 Street NW
High River, Alberta

MLS # A2329312



\$349,900

Division:	Lineham Acres		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	914 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 740
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	Gas BBQ		

Rarely does an opportunity arise to own a unit in this highly desirable, tightly held 55+ building where properties seldom come available. Perfectly situated on the main floor for effortless accessibility, this spacious home offers just over 900 square feet of beautifully designed living space. The intelligently laid-out floor plan features a bright bedroom plus a versatile den, complemented by two full bathrooms and the ultimate convenience of in-suite laundry equipped with a stacked washer and dryer. Stepping inside, your eyes will be drawn to the picturesque views of the serene pond and manicured walking paths that wind alongside the pristine Highwood Golf Course. Imagine waking up and enjoying your morning coffee on your gorgeous, private patio, enveloped by the quiet beauty of nature as local wildlife dances across the water and paths. This private outdoor oasis is ready for sunset dinners as well, complete with an included gas BBQ. Beyond your private sanctuary lies a truly heartwarming community; you will often find neighbours gathering for afternoon tea and friendly chats on the welcoming front community porch, complete with cozy chairs perfect for soaking in the sunshine. With shopping, dining, and premier golfing just moments away, this location perfectly balances peaceful, active living with everyday convenience, including exceptionally easy access in and out of town. Opportunities in this coveted building are few and far between, and a main-floor gem with views, underground parking, and a community spirit like this will not last long. Avoid the heartbreak of missing out and call your favourite realtor today to schedule your private showing before it is gone!