



GRASSROOTS
REALTY GROUP

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604 7 Street NW
High River, Alberta

MLS # A2333034



\$359,900

Division:	Lineham Acres		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: All window coverings, pool table and two attached wall clocks

Don't miss this fantastic end-unit two-storey townhouse offering 3 bedrooms, 1.5 baths, an attached single garage, and a finished basement. The bright, open-concept main floor features hardwood floors, a spacious living room with a cozy corner gas fireplace, and a functional kitchen with an eating bar and pantry. Enjoy the large yard—perfect for relaxing, entertaining, or family time. Located in a quiet, well-kept complex with low condo fees, this home is just steps from the golf course, Happy Trails, parks, schools, and shopping. With its desirable location, spacious layout, and exceptional value, this is a home you won't want to miss!