



GRASSROOTS
REALTY GROUP

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1004 13 Street SE
High River, Alberta

MLS # A2341543



\$550,000

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,050 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Conservation, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Jetted Tub, No Smoking Home, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RUR3

Utilities: -

Inclusions: N/A

MOTIVATED SELLER - Great Location! Sunshine Meadows! Just a short walk to Emerson Lake, Shopping, Church and more. Lovely 4 (or 5) bedroom home with a double garage and two living spaces! Bathed in natural light, you'll love the many desirable upgrades that mark both the main and lower floors of this meticulously maintained home. The upstairs kitchen features upscale cabinetry, designer tile, a farmhouse sink, and stainless-steel appliances. The main bath has recently been upgraded with heated floors, rain shower, and vessel sink for a real European feel. The dining room has garden doors leading to a covered deck for morning coffees and breezy summer evenings. Everything is freshly painted with a decorator's touch. The lower level is a pleasant surprise. This two-bedroom space features large windows with plenty of natural light. There is a gas fireplace, full bath, and a nice kitchen with dishwasher and quality cabinetry! The large xeriscaped yard is fully fenced and leads to a heated double garage! Come see for yourself. This is a charming, warm, and inviting home!