



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

302 Sunrise Terrace NE
High River, Alberta

MLS # A2348009



\$279,900

Division:	Sunrise Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,043 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	None	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained end-unit townhome, offering fabulous west-facing mountain views and an abundance of natural light throughout. With modern finishes, a functional layout, and stunning sunset views, this home is perfect for first-time buyers, downsizers, or investors alike. Step inside and appreciate the vinyl plank flooring that flows throughout the main level. The spacious living room is warm and inviting, while the bright kitchen features granite countertops and stainless steel appliances. The adjoining dining area is filled with natural light and offers patio doors leading onto the west-facing deck — the perfect place to relax, unwind, and enjoy breathtaking sunsets over the mountains. The deck also includes a handy storage locker for added convenience. A 2-piece bathroom completes the main floor. Upstairs, the vinyl plank flooring continues throughout. The spacious primary bedroom features a walk-in closet and incredible west-facing mountain views. A second generously sized bedroom, convenient upper-floor laundry, and a stylish 4-piece bathroom with granite countertops complete the upper level. This bright and stylish end-unit townhome offers low-maintenance living in a fantastic location while showcasing some truly beautiful mountain views. The 2 allotted parking spaces are conveniently located in front of this unit. View 3D/Multi Media/Virtual Tour!