



GRASSROOTS
REALTY GROUP

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36 Sunrise Place NE
High River, Alberta

MLS # A2348064

\$399,888

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	No Back Lane		

Heating:	Boiler, In Floor	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	TND
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	NA
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NO STAIRS, NO BASEMENT & EASY ONE-LEVEL LIVING! Perfect for retirement or anyone looking for a comfortable, low-maintenance home. This inviting open-concept home features 2 bedrooms, with the front bedroom easily suited as an office or den. Enjoy a spacious living room, ceramic tile flooring, cozy in-floor heating, and a convenient laundry room. The kitchen has beautiful cabinetry and granite counter tops, great for the chef in the family. The large primary suite offers plenty of space and includes a 3-piece ensuite with a walk-in shower. A 4-piece main bathroom is perfect for guests. The single attached garage adds convenience, while the front concrete patio and covered back deck provide great outdoor spaces to relax and enjoy. Easy living, great layout, and everything you need on one level! Book your private viewing today!