



GRASSROOTS
REALTY GROUP

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902 Prairie Sound Circle NW
High River, Alberta

MLS # A2348281



\$309,900

Division:	Highwood Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	NCD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Ready for immediate possession! This 2-bedroom, 2.5-bathroom home in Prairie Sound is move-in ready. The main floor features an open layout with a large living room and country-style kitchen with upgraded wood cabinets and access to the balcony. Upstairs, both good-sized bedrooms have walk-in closets and their own ensuites, making this a great setup for roommates or an investment property. There is also a bonus room at the top of the stairs, perfect for a home office, playroom or extra flex space. The unfinished basement provides plenty of storage, and the attached single garage includes an additional storage room. The home has been painted within the last few years and features vinyl plank flooring on both upper levels with no carpet, along with some newer appliances. Great location within walking distance to the pump track, spray park, Happy Trails, shopping and the golf course. Easy access to Hwy 2A and Hwy 2 makes for a convenient commute. A solid option for a first-time buyer, investor or anyone looking for a well-located, low-maintenance home. Please click the multimedia tab for an interactive 3D tour and floor plans