



GRASSROOTS
REALTY GROUP

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308, 43 Sunrise Loop SE
High River, Alberta

MLS # A2348291



\$274,900

Division:	Sunrise Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

BEST LOCATION IN THE BUILDING! Top-floor, South & West-facing unit including mountain views, abundant natural light, and full-year sunshine. The roof overhang helps keep the home comfortable year-round. This lovingly cared-for 1-bedroom + den, 2-full-bath condo features A/C, fresh paint, and no carpet. The view at sunrise is a quiet, secure 55+ building with friendly neighbours, social events, and fantastic amenities including a movie room, library, social/kitchen room, recreation room with pool tables, fireplace, shuffleboard & bar, guest suites, and fitness area. There is heated underground parking, a storage locker, and guest parking. \$585/month condo fee includes all utilities except electricity and you are in walking distance to shopping, the happy trails, and Sunshine Lake! Please click the multimedia tab for an interactive, virtual 3D tour and floor plans.