



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

101, 613 19 Street SE
High River, Alberta

MLS # A2351422

\$349,999

Division:	Sunshine Meadow		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,277 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: None

Welcome to this inviting townhome nestled in a quiet neighborhood in High River! Offering 3 bedrooms, 1 full bathroom and 1 half bath, this home features a spacious living room, a generous dining area, and additional space in the kitchen for a breakfast table. The kitchen has been refreshed with newly painted cabinets and walls, beautiful countertops, and a brand new dishwasher. Enjoy your morning coffee on the welcoming front porch or entertain family and friends on the back deck, perfect for summer barbecues. The fenced backyard features a storage shed and provides access to a 2 parking stalls. Additional street parking is available at the front. The basement offers excellent potential for future development and includes space for an office/bedroom and family room, along with a rough-in for a 4 pc bathroom. Whether you're a first-time buyer, a growing family, or an investor, this property offers a wonderful opportunity to enjoy comfortable living in a peaceful setting. Don't miss your chance to make this charming home your own!