



GRASSROOTS
REALTY GROUP

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616 18 Street SE
High River, Alberta

MLS # A2351966

\$499,900

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,208 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: -CEILING FANS (2) OUTDOOR SHED-

WELCOME TO SUNSHINE MEADOW IN HIGH RIVER! Discover the potential in this 3-level split offering a functional layout, 3 bedrooms, 2 bathrooms 1200 sq. ft. of above-grade living space. Situated in an established residential neighbourhood, this property presents an excellent opportunity for buyers looking to add their own personal touches and build equity. The multi-level design offers separation between living spaces, providing flexibility for everyday family living. The home features a bright and spacious living room with a fireplace, a functional kitchen and dining area, and three bedrooms to accommodate a variety of needs. The unfinished basement provides additional storage and future development potential, complete with plumbing rough-in and a backflow valve. ADDITIONAL HIGHLIGHTS INCLUDE NO POLY-B PLUMBING, a double detached garage built in 2020 with a concrete pad and electrical service, a fenced backyard and a rear deck. The property offers plenty of opportunity to make improvements and create a home tailored to your own style. Conveniently located in the established community of Sunshine Meadow, close to schools, parks, shopping and everyday amenities. Whether you're a first-time buyer, investor or someone looking for a property with renovation potential, this home is worth exploring. Bring your ideas and discover the possibilities!