

**103, 604 19 Street SE  
High River, Alberta**

**MLS # A2245726**



**\$244,900**

<b>Division:</b>	Sunshine Meadow		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 894
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** N/A

Spacious 4-bedroom, 2-bathroom condo offering a rare combination of comfort and functionality in High River, featuring more than 1700 square feet of living space. Ideal for families, both single families and multi-generational, first-time buyers, or investors, this well-maintained home features an open-concept living area with a cozy gas fireplace and a private deck off the living room—perfect for relaxing or entertaining. The kitchen includes a refrigerator with a built-in icemaker and a large pantry, while the in-suite laundry boasts a top-end, full-sized washer and dryer for your convenience. Both bathrooms are 4-piece, with one featuring a deep soaker tub for added comfort. Ample storage is available throughout, including in-suite storage and two walk-in closets, one of which is in the primary bedroom. All four bedrooms are equipped with custom blackout blinds, offering privacy and restful sleep. Natural light fills the home, and the flexible layout allows the fourth bedroom to serve as an office, guest room, or hobby space. Located in a quiet, family-friendly area, the property is within minutes of schools, parks, shopping, and just a short commute to Calgary. Move-in ready and equipped for comfortable living, this is a rare opportunity to own a spacious and versatile home in High River. The entry is designed to be separate for 2 bedroom lower suite.