

## 212 Sunrise Terrace NE High River, Alberta

**MLS # A2269662**


# \$277,900

<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Plug-In		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** window coverings

OPEN HOUSE SUNDAY 4TH JAN 12-2PM. Welcome to this great ground floor 3-bedroom unit, offering lots of space for the family and no stairs! As you walk up to the home you will appreciate the covered East facing patio - a great place to enjoy your morning coffee! Step inside and appreciate the abundance of natural light and the tiled feature wall. This home has no carpets, making it great for anyone with allergies! The kitchen features maple stained cabinetry, gleaming granite countertops, a stylish tiled backsplash, and stainless steel appliances—including a double oven - great for preparing meals! Relax in the bright and inviting living room which features a large west facing window that fills the space with natural light. Entertain in the dining area or step out of the patio doors onto the large west facing patio of a BBQ. There are 3 good sized bedrooms with the spacious primary suite featuring a 4-piece ensuite with granite counters. There is a 4-piece family bathroom. Completing this unit is a laundry with washer and dryer. There is a door from the front patio that provides access to your own private storage room. The property includes two assigned parking spaces, and pets are welcome with board approval. Don't miss out on this lovely home. View 3D tour/virtual tour