

**415 Sunrise Terrace NE**  
**High River, Alberta**

**MLS # A2270256**



**\$284,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Sunshine Meadow       |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | Bungalow              |               |                   |
| <b>Size:</b>     | 1,027 sq.ft.          | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Stall       |               |                   |
| <b>Lot Size:</b> | 0.02 Acre             |               |                   |
| <b>Lot Feat:</b> | Landscaped            |               |                   |

|                    |                                                |                   |        |
|--------------------|------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                                          | <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>   | Breakfast Bar, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

Welcome to Sunrise Terrace! Come and enjoy this spacious unit this condo has to offer on the main ground level. with private entrance No stairs, everything is on one level for you. Kitchen has lots of cabinets with granite countertops, breakfast bar and a spacious living room. The living room has patio doors leading you to your covered outside area. The unit also comes with a front veranda with the storage room. Come and make this place your home or an investment property, Call your favorite realtor today!