

# \$269,899 - 353 Sunrise Terrace, High River

MLS® #A2192754

**\$269,899**

2 Bedroom, 2.00 Bathroom, 1,074 sqft  
Residential on 0.00 Acres

Sunrise Meadows, High River, Alberta

Opportunity knocks here with this two Bedroom townhouse at Sunrise Terrace in the NE part of High River. Great access to the number two highway, schools and shopping all walking distance from your front door. This condo has a good size living room with lots of natural light and an open kitchen design with separate eating area. Ample cupboard space in the kitchens, granite counter and black appliances. Two piece mainfloor bathroom and a covered patio with separate locked storage area complete the main level. Upstairs you have two good size bedrooms separated by a 4 piece bathroom. Laundry is in suite and upstairs for your convenience. Parking for your vehicles is located in front of your unit with two assigned stalls. This is a great complex with a playground for children and your monthly condo contributions include water, sewer, garbage, snow removal, landscaping as well as heat! Come and take a look today as this is a great opportunity to get into a great unit in a great community !

Built in 2008

## Essential Information

MLS® #	A2192754
Price	\$269,899
Bedrooms	2
Bathrooms	2.00
Full Baths	1



Half Baths 1  
Square Footage 1,074  
Acres 0.00  
Year Built 2008  
Type Residential  
Sub-Type Row/Townhouse  
Style Stacked Townhouse  
Status Active

### Community Information

Address 353 Sunrise Terrace  
Subdivision Sunrise Meadows  
City High River  
County Foothills County  
Province Alberta  
Postal Code T1V 0C4

### Amenities

Amenities Parking, Playground  
Parking Spaces 2  
Parking Stall, Assigned

### Interior

Interior Features No Smoking Home, Storage,  
Appliances Dishwasher, Dryer, Electric S  
Heating Forced Air, Natural Gas  
Cooling None  
Basement None

### Exterior

Exterior Features Balcony, Playground  
Lot Description Landscaped  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 5th, 2025  
Days on Market 57



Zoning TND

## **Listing Details**

Listing Office Prairie Management & Realty Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.