# \$449,900 - 6 Sunrise Crescent Ne, High River

MLS® #A2215158

## \$449,900

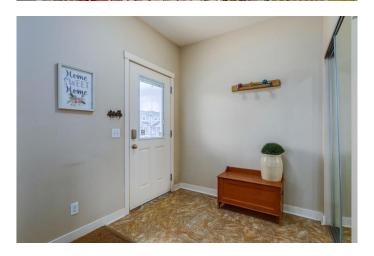
3 Bedroom, 3.00 Bathroom, 1,515 sqft Residential on 0.07 Acres

Sunrise Meadows, High River, Alberta

AMAZING OPPORTUNITY IN SUNRISE - 3 BED, 2.5 BATH - PERFECT REMPLE BUILT FAMILY HOME with over 1500Sq FT AND MOVE-IN READY! Fully functional BRIGHT OPEN CONCEPT living space on the main level with huge windows to let the light shine through. Flow effortlessly from your living room to your kitchen and dining room with clear sight-lines of the entire main floor. Modern large centre island with breakfast bar and corner pantry makes entertaining easy. Upstairs find a relaxing master retreat with attached walk-in closet and large ensuite bath complete with deep soaker tub. Two more great size bedrooms finish off the upper level with their own 4 piece bath. Currently the basement is partially finished and set-up as a gym with the walls being insulated, dry-walled and some electrical complete. Massive yard awaits your new plans to build a double garage or enjoy the LARGE DECK and 16 x 20 FOOT RAISED GARDEN BED perfect for those who love to homestead or enjoy the fruits of their labor. Alley access provides RV parking or room for 2-3 cars. Nestled in a quiet crescent this home has a charming covered front porch where you can watch your kids walk to school with Holy Spirit elementary less than a block away. Take advantage of living so close to two large playgrounds and a multitude of walk/biking trails nearby. Easy access to HWY2 and many major shopping favourites like NoFrills, Dollarama or Canadian tire. COME LIVE IN FRIENDLY HIGH RIVER







#### Built in 2008

#### **Essential Information**

MLS® # A2215158 Price \$449,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,515
Acres 0.07
Year Built 2008

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 6 Sunrise Crescent Ne

Subdivision Sunrise Meadows

City High River

County Foothills County

Province Alberta
Postal Code T1V0B9

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Off Street

# Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No

**Smoking Home** 

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window

Coverings, Range

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Garden, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 1st, 2025

Days on Market 3

Zoning TND

# **Listing Details**

Listing Office URBAN-REALTY.ca

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