

# \$259,800 - 106 Sunrise Terrace Ne, High River

MLS® #A2225463

## \$259,800

2 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.00 Acres

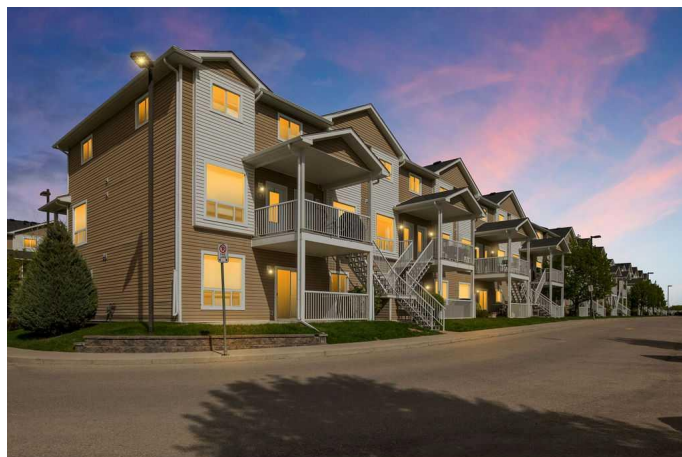
Sunrise Meadows, High River, Alberta

Welcome to this bright two storey stacked condominium in High River that offers small town living with easy commuting into Okotoks and Calgary. The front entry is off an east facing porch with expansive views to watch the sunrise with a cup of coffee in hand. The main floor living space leads into the large eat in kitchen with breakfast bar and opens out to a covered porch that has access to the extra large storage closet. There is a 2 piece bathroom on the main floor making this level perfect for entertaining family & friends. The upstairs has 2 large bedrooms, a 4 piece bathroom, laundry and plenty of closets. The west bedroom window looks out across the foothills to the beautiful Rocky Mountain range. There are 2 assigned parking spaces that are just steps from the front door. This unit features low condo fees that cover all utilities except electricity. First time buyers or those looking to downsize for a turnkey life to spend time travelling, will find this unit perfect to call home!

Built in 2007

## Essential Information

MLS® #	A2225463
Price	\$259,800
Bedrooms	2
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	944
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	106 Sunrise Terrace Ne
Subdivision	Sunrise Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 0C3

### Amenities

Amenities	Playground
Parking Spaces	2
Parking	Assigned, Stall

### Interior

Interior Features	Breakfast Bar, Granite Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

### Exterior

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

### Additional Information

Date Listed	May 30th, 2025
Days on Market	22
Zoning	TND

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.