

# \$374,900 - 101 Sunvale Crescent Ne, High River

MLS® #A2212528

**\$374,900**

2 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.03 Acres

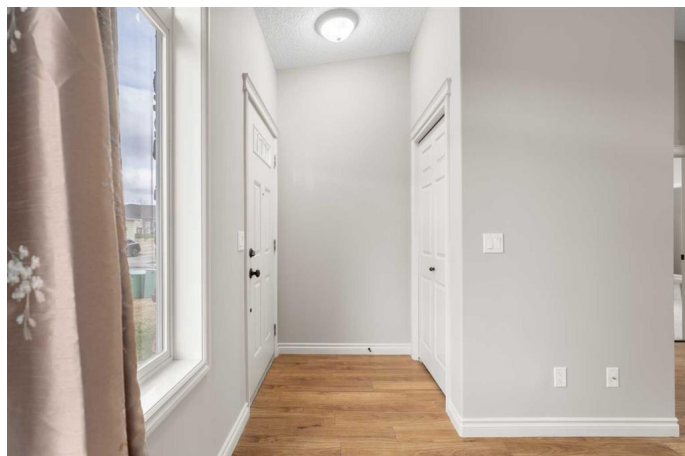
Sunrise Meadows, High River, Alberta

Welcome to this fabulous 2 bedroom unit in this great 40+ complex with double car garage. This home offers one level living and benefits from new carpets and the walls have been repainted too! As you walk in you will appreciate the light and airy open concept with high vaulted ceilings. There is a spacious living/dining room with laminate flooring- a great place to relax! The kitchen is stained maple with lots of counterspace, a breakfast eating bar and a useful pantry. The large master bedroom has new carpets and a door into 2 piece ensuite. There is a good sized 2nd bedroom with new carpet . Completing this unit is a stacked washer and dryer and a 3 piece bathroom with oversized shower. There is a double garage too! This home is located in a great community, don't miss out view today! View 3D/Multi Media/Virtual Tour!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212528  |
| Price          | \$374,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 816       |
| Acres          | 0.03      |



|            |               |
|------------|---------------|
| Year Built | 2007          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 101 Sunvale Crescent Ne |
| Subdivision | Sunrise Meadows         |
| City        | High River              |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1V 0E8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer                               |
| Heating           | In Floor                                                                                                                     |
| Cooling           | None                                                                                                                         |
| Basement          | None                                                                                                                         |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Rain Gutters                          |
| Lot Description   | Low Maintenance Landscape, Cul-De-Sac |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Slab                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 17               |

Zoning                      TND

**Listing Details**

Listing Office              RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.