

\$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



TODAY!

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, Range, Refrigerator, Washer, Window Coverings |
| 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 | 7 |
| Zoning | TND |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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