

**405, 405 Sunrise Terrace NE  
High River, Alberta**

**MLS # A2267860**

# \$282,000



<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** Tv Mounts (primary bedroom & living room), window coverings, shelves under TV in primary bedroom, all security equipment (doorbell, glass break detector, smoke detectors, panel, coded deadbolt) - no contract in place

Welcome to Sunrise Terrace in High River! This bright and spacious ground-level bungalow offers the perfect blend of comfort, convenience, and low-maintenance living. Featuring 2 bedrooms and 2 full bathrooms—including a versatile third bedroom or den with French doors—this home offers flexibility for your lifestyle. The open-concept floor plan is filled with natural light and features a stylish kitchen with dark granite countertops, breakfast bar, and adjoining dining area with sliding doors leading to the east-facing patio. The spacious living room connects seamlessly to the kitchen and dining area, creating an inviting space for everyday living and entertaining. Enjoy two private patios—one east-facing to capture the morning sun and one west-facing with beautiful mountain views and evening light. The primary bedroom includes a full 4-piece ensuite, and there's a second full bathroom conveniently located near the additional bedroom. With updated vinyl plank flooring throughout, newer washer, dryer, and microwave, two parking stalls, and an in-unit storage area, this home truly has it all. Sunrise Terrace is a well-managed complex with low condo fees that cover most utilities, plus easy access to walking paths, parks, schools, and local amenities.