

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

MLS # A2267860



\$282,000

Division: Sunrise Meadows

Type: Residential/Low Rise (2-4 stories)

Style: Townhouse-Stacked

Size: 1,029 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 2 **Baths:** 2

Garage: Assigned, Stall

Lot Size: 0.02 Acre

Lot Feat: Other

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 405

Basement: None

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: TND

Foundation: Poured Concrete

Utilities: -

Features: 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.