

1102 Prairie Sound Circle NW
High River, Alberta

MLS # A2272743



\$329,900

Division:	Highwood Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	NCD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: portable air conditioner, two TV wall mount brackets

Three bedroom 1365 square foot townhouse conveniently located in Prairie Sound. This family home is in excellent condition, exceptional value and move-in ready. It has an open-concept main level with a large living room, spacious dining area, a well-appointed kitchen, an east facing deck, and 2-piece powder room. Upstairs there are three bedrooms, laundry, a main 4-piece bathroom and a full ensuite off the primary bedroom. The lower level has a flex room that's perfect for an exercise area, play room, or media room and an attached garage that is extra big, and includes a large heated storage area. Dogs are allowed with condo board approval. This home is located within a block of a grades 7 & 12 school, a beautiful park with a lake, a neighbourhood convenience store, and has plenty off street parking. Click the multimedia tab for an interactive virtual 3D tour.