

106 Prairie Sound Circle NW
High River, Alberta

MLS # A2274506



\$350,000

Division:	Highwood Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NCD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Stairlift, TV Wall Brackets

Open House Sunday December 14, 1 to 3PM! Welcome to 106 Prairie Sound Circle! 3 Bedrooms | Accessible Stairlift | Upper Floor Laundry | Attached Garage. This one stands out right away with a stairlift included, making the home more accessible and comfortable for anyone needing mobility assistance. The main floor has been updated with durable Vinyl Plank Flooring and a layout that keeps the space feeling open. The kitchen offers plenty of storage, ample counter space, and direct access to the rear deck. Upstairs you'll find three bedrooms, a full bathroom, and the convenience of upper-floor laundry. Off of the primary bedroom, there is a balcony to enjoy your morning coffee on. You get an attached single garage off the back lane, and plenty of visitor parking for when you have guests. The location is stellar with schools, walking paths, green spaces, and shopping are all close by. If you're looking for low-maintenance living and accessibility features already installed, this is a solid option. Call your favourite agent to book a private viewing!