

### 152 Sunrise Terrace NE High River, Alberta

MLS # A2276932



## \$239,900

<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Other, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Window Coverings

Welcome to 152 Sunrise Terrace, a well-situated 2-bedroom, 2-bath home in a friendly and growing community. This inviting property offers a comfortable layout designed for everyday living, with bright living spaces and a practical flow that suits a variety of lifestyles. Located in the quiet corner of the complex and has 2 balconies, 1 facing East and one with West mountain views to enjoy either the sunrise or sunset. Ideally located on a quiet street, providing a sense of privacy while remaining close to schools, parks, walking paths, and local amenities. The unit is super clean and well taken care of. Enjoy small-town charm with the convenience of nearby shopping, recreation, and easy access for commuters. Whether you're relaxing at home or entertaining family and friends, this property delivers a warm and welcoming setting in a community known for its strong sense of connection and quality of life. Ideal for First-time home buyers looking for an affordable entry into the market. Young families seeking a safe neighborhood close to schools and parks; Downsizers, Investors or Commuters who value accessibility while enjoying a relaxed pace of living. This home is priced to sell; don't miss your opportunity.