

**28 Riley Street NE  
High River, Alberta**

**MLS # A2277577**



# \$249,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Central High River  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House  |               |                   |
| <b>Style:</b>    | Modular Home  |               |                   |
| <b>Size:</b>     | 1,172 sq.ft.  | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, Private, Street |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum               | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Metal                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None                                     | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Siding                              | <b>Zoning:</b>    | TND |
| <b>Foundation:</b> | Other                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | French Door, Storage, Tankless Hot Water |                   |     |

**Inclusions:** Two Storage Sheds , Deep Freeze , Travel Trailer.

YOU OWN THE LOT. \*\*\*\* Updated kitchen with Maple cabinets ,HUGE livingroom with Bay Window hardwood flooring ,On Demand HOT Water ,BIG DECK in private fenced back yard. Walk to school, and Birchwood Park. Close to Downtown .