

**1005 Eagleview Place NW  
High River, Alberta**

**MLS # A2282042**

# \$265,000



<b>Division:</b>	Eagleview Estates		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 235
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Welcome to 1005 Eagleview Place, a beautifully updated townhome in the heart of Eagleview Estates. This charming residence features stylish vinyl plank flooring, fresh paint, updated cabinets, and stunning granite countertops. The main floor offers 2 cozy bedrooms and a full bathroom, while the rare fully developed basement provides additional living space, a den, and a convenient half bathroom, complete with an inviting electric fireplace. Step outside to your private greenspace and enjoy breathtaking river views, where you may spot deer and moose grazing in the nearby fields. The condo community includes a playground, perfect for families and children, and is just minutes away from local amenities, ensuring you have everything you need within reach. With low condo fees and a well-managed condo board that maintains a substantial reserve fund, this townhouse is a fantastic opportunity. Don't miss out—contact us today to schedule a viewing!