

**321, 43 Sunrise Loop SE**  
**High River, Alberta**

**MLS # A2211316**



**\$279,900**

<b>Division:</b>	Sunrise Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	737 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 539
<b>Basement:</b>	-	<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), Elevator, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

LET THE SUN SHINE IN !! BRIGHT, BEAUTIFUL TOP FLOOR UNIT IN EXCELLENT CONDITION ! Come and see what this outstanding unit has to offer... you'll love the open concept, with the kitchen ( TONS OF CUPBOARDS ), living room ( WITH ACCESS TO THE DECK / WITH A GAS HOOKUP ) and dining area all flowing together under 9 ft. ceilings ! There's a large primary bedroom ( WITH A 4 PC. ENSUITE ) along with a cozy, private den and a guest 3 pc. bath / laundry room combo ! This very well cared for building features a games room with a wet bar, pool table and fireplace. The media room boasts a huge screen TV with overhead projector and private seating as well as a library and guest suite for visitors ! Don't delay...call today for your private showing !!