

# \$279,900 - 206 Sunvale Crescent Ne, High River

MLS® #A2244113

## \$279,900

1 Bedroom, 1.00 Bathroom, 722 sqft

Residential on 0.02 Acres

Sunrise Meadows, High River, Alberta

Welcome to the quiet community of Sunrise Heights for adult living. These one level units are perfect for retirement living. They offer in-floor heat which is included in the low condo fees. This one has north facing windows to stay cool on the hot summer days. It has durable vinyl plank flooring throughout the main living area. There are plenty of cabinets for storage, a pantry for non-perishables and granite counter-tops for added luxury. The unit has a vaulted ceiling to give the feeling of added space in the main living area as well as a fan for optimal air circulation. The primary bedroom is a decent size with full closet. There is a "cheater" 4pc ensuite bathroom, plus a den for an extra hobby or reading space. This property comes with stackable washer/dryer and all kitchen appliances are included. Located just steps from the Happy Trails, you can meander to Sunshine Lake for a daily walk or make your way to Tim Hortons for a morning coffee and grab some fresh produce from No Frills or your way home. Make this one Your Home, Your Castle.

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244113  |
| Price      | \$279,900 |
| Sold Price | \$275,000 |
| Bedrooms   | 1         |



|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 722           |
| Acres          | 0.02          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Sold          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 206 Sunvale Crescent Ne |
| Subdivision | Sunrise Meadows         |
| City        | High River              |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1V 0E8                 |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked                 |
| Heating           | In Floor                                                                                     |
| Cooling           | None                                                                                         |
| Basement          | None                                                                                         |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Courtyard                          |
| Lot Description   | Low Maintenance Landscape          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Slab                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | July 31st, 2025   |
| Date Sold      | August 22nd, 2025 |
| Days on Market | 22                |
| Zoning         | TND               |
| HOA Fees       | 0.00              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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