



## 1712 7 Avenue High River Alberta

\$434,900

Sunshine Lake 1148 square foot duplex with a finished basement and an attached garage. This home is in great shape and has an excellent floorplan. The main floor has two bedrooms, a large living room with a vaulted ceiling and fireplace, a kitchen with quartz counters and lots of cupboards and workspace, and a dining room that opens onto the private backyard and deck. It also has a main floor laundry, two piece bathroom and mudroom, and hardwood flooring. The basement includes a spacious family room with a bar, two bedrooms, a second full bathroom and lots of storage space. Outside there is a low maintenance fully fenced back yard that is very private and finished with a covered deck, lots of patio space, a firepit and it has a garden shed. An attached garage is a full 23.5' deep and is heated, and the driveway is wide enough to park two vehicles. The property has a back lane and is only steps away from Sunshine Lake. Click the multimedia link to see the interactive 3D tour, floor plans, and photo gallery. (id:6769)

3pc Bathroom 9.33 Ft x 5.92 Ft

Bedroom 14.00 Ft x 12.33 Ft

Bedroom 16.33 Ft x 12.42 Ft

Recreational, Games room 20.25 Ft x 12.33 Ft

Storage 12.75 Ft x 9.50 Ft

Furnace 12.08 Ft x 9.50 Ft

2pc Bathroom 10.08 Ft x 8.75 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 11.67 Ft x 9.08 Ft

Dining room 11.33 Ft x 10.08 Ft

Kitchen 12.00 Ft x 11.08 Ft

Living room 13.92 Ft x 12.92 Ft

Primary Bedroom 13.00 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Southern Realty

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