



105 7 Avenue High River Alberta

\$174,900

Bright and warm, this pretty space has an open "great room " floor plan with large windows to bring in ample natural light. Easy flow between kitchen, dining, and living room areas. The balance of the living space features 2 good sized bedrooms, 4 piece bath, and in-unit laundry/storage room. The covered north facing balcony gets early morning and late evening summer sun with shade throughout the heat of the day. It is an ideal place for flower pots and a couple of comfy chairs creating a restful retreat - an expanded living space. This age restricted (55+) adult condominium, in central High River, is walking distance to most amenities. There are 20 units here, professionally managed, with reasonable condo fees. Monthly fees include heat, water, sewer, landscaping, snow removal in winter, reserve fund contributions, common area maintenance and common area insurance. Outdoor parking is assigned. This is a secure building with an elevator for convenience. High River is a pleasant small town community with a regional hospital, medical clinic, dentists, chiropractors, grocery stores, florist, other retail shopping, print shop, 20 churches, restaurants, recreation facilities, parks, walking trails, golf course, Hot air Balloon port, great rodeo and active community associations. Only 25 minutes to Calgary, 15 minutes to Okotoks, and about a 1/2 hour drive to Kananaskis Country. (id:6769)

Living room/Dining room 18.08 Ft x 15.58 Ft

Kitchen 11.58 Ft x 9.58 Ft

Primary Bedroom 11.75 Ft x 9.92 Ft

Bedroom 11.75 Ft x 8.58 Ft

Laundry room 9.17 Ft x 5.50 Ft

4pc Bathroom 11.75 Ft x 8.58 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141

darylcarlson@shaw.ca