

# \$309,900 - 304 Sunvale Crescent Ne, High River

MLS® #A2214127

**\$309,900**

2 Bedroom, 1.00 Bathroom, 905 sqft

Residential on 0.04 Acres

NONE, High River, Alberta

This home ticks many boxes whether you are looking for a community to live in year round or just need a lock-n-leave property to head somewhere warm for the winter! Walking in, there is an open concept dining, living, and kitchen area with a huge vaulted ceiling. To the right, is the single attached garage along with the laundry room. To the left, there is a den with built in cabinetry and 2 bedrooms. The primary bathroom has a large walk-in closet and has a cheater door to the 4 piece bathroom. Come take a look today!

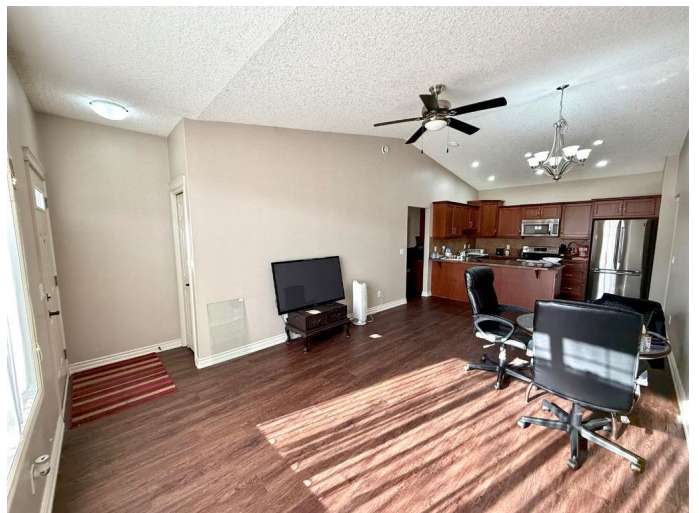
Built in 2008

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2214127      |
| Price          | \$309,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 905           |
| Acres          | 0.04          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

Address 304 Sunvale Crescent Ne



|             |                  |
|-------------|------------------|
| Subdivision | NONE             |
| City        | High River       |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1V 0G7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s), Vinyl Windows                                                                               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                                           |
| Cooling           | None                                                                                                            |
| Basement          | None                                                                                                            |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Level                       |
| Roof              | Asphalt Shingle             |
| Construction      | Stone, Stucco, Vinyl Siding |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 27               |
| Zoning         | TND              |

### Listing Details

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

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