

# \$449,900 - 6 Sunrise Crescent Ne, High River

MLS® #A2215158

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,515 sqft  
Residential on 0.07 Acres

Sunrise Meadows, High River, Alberta

AMAZING OPPORTUNITY IN SUNRISE - 3 BED, 2.5 BATH - PERFECT REMPLE BUILT FAMILY HOME with over 1500Sq FT AND MOVE-IN READY! Fully functional BRIGHT OPEN CONCEPT living space on the main level with huge windows to let the light shine through. Flow effortlessly from your living room to your kitchen and dining room with clear sight-lines of the entire main floor. Modern large centre island with breakfast bar and corner pantry makes entertaining easy. Upstairs find a relaxing master retreat with attached walk-in closet and large ensuite bath complete with deep soaker tub. Two more great size bedrooms finish off the upper level with their own 4 piece bath. Currently the basement is partially finished and set-up as a gym with the walls being insulated, dry-walled and some electrical complete. Massive yard awaits your new plans to build a double garage or enjoy the LARGE DECK and 16 x 20 FOOT RAISED GARDEN BED perfect for those who love to homestead or enjoy the fruits of their labor. Alley access provides RV parking or room for 2-3 cars. Nestled in a quiet crescent this home has a charming covered front porch where you can watch your kids walk to school with Holy Spirit elementary less than a block away. Take advantage of living so close to two large playgrounds and a multitude of walk/biking trails nearby. Easy access to HWY2 and many major shopping favourites like NoFrills, Dollarama or Canadian tire. COME LIVE IN FRIENDLY HIGH RIVER



TODAY!

Built in 2008

### Essential Information

MLS® #	A2215158
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,515
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6 Sunrise Crescent Ne
Subdivision	Sunrise Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V0B9

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Partially Finished
----------	--------------------------

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Garden, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	11
Zoning	TND

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.