

\$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
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	Active

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	Stall, Assigned

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
Days on Market	12
Zoning	TND

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.