

\$440,000 - 37 Sunrise Loop Se, High River

MLS® #A2222493

\$440,000

3 Bedroom, 2.00 Bathroom, 1,239 sqft

Residential on 0.08 Acres

Sunrise Meadows, High River, Alberta

Charming Fully Renovated Half Duplex in Sunrise Meadows – No Condo Fees! Welcome to this beautifully updated 3-bedroom half duplex on a quiet cul-de-sac in the desirable community of Sunrise Meadows. Perfectly located near schools, shopping, parks, and walking paths, this home offers exceptional value with no condo fees and a spacious backyard that’s hard to beat! Step inside to discover a bright and modern interior featuring brand new flooring and trim throughout, setting the tone for a fresh and inviting space. The completely renovated kitchen is a showstopper, boasting new cupboards, sleek countertops, and stainless steel appliances – ideal for cooking and entertaining.

The home includes three generous bedrooms, perfect for families, guests, or a home office. The large backyard offers plenty of room for outdoor fun, gardening, or even future development like a garage or deck. Additional highlights include, prime cul-de-sac location for extra privacy and minimal traffic, walking distance to schools and shopping and all major updates already done - it is move-in ready!

Whether you're a first-time buyer, investor, or looking to downsize, this home combines style, convenience, and value in one unbeatable package.

Built in 2006



Essential Information

MLS® #	A2222493
Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,239
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	37 Sunrise Loop Se
Subdivision	Sunrise Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 2B2

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Open Floorplan, Wood Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	4
Zoning	TND

Listing Details

Listing Office	Real Broker
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