



## 18 Cataract Road SW, High River, Alberta - \$334,900



Main Photo

### Property Description

\*LOW condo fee of \$250.\* \*Immediate Possession\* \*Great Location!\*

Welcome to this recently updated 3 bedroom and 2-bathroom townhome. You can easily move right in to this home due to the extensive upgrades including New carpets, newer stove & microwave, newer windows, paint, flooring plus modern updates to the kitchen & bathrooms Plus there is a High Efficiency Furnace. The bright & open layout is ideal for your family not to mention the fully fenced backyard with a storage shed is fantastic for kids and pets. The main level offers a spacious family room which includes dining area(if needed), a 3 piece bathroom, a bright, white kitchen with plenty of cabinets and counter space, and a dining area with patio doors leading to your own private rear yard. The upper level has 3 bedrooms including the large primary bedroom with a huge walk-in closet, and a second full 3-piece bathroom. The fully developed basement has a large family room, a flex room that could be used as an



office or gym and a huge laundry room with a laundry sink and a very spacious storage area. This property is conveniently located just steps to the outdoor skating rink, Happy Trails walking paths, Community Gardens, a playground and just minutes to downtown High River.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: eXp Realty*



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