

# \$479,000 - 39 Sunrise Crescent Ne, High River

MLS® #A2237548

**\$479,000**

4 Bedroom, 4.00 Bathroom, 1,472 sqft  
Residential on 0.07 Acres

Sunrise Meadows, High River, Alberta

**\*\*Welcome to Your Dream Home at 39  
Sunrise Crescent!\*\***

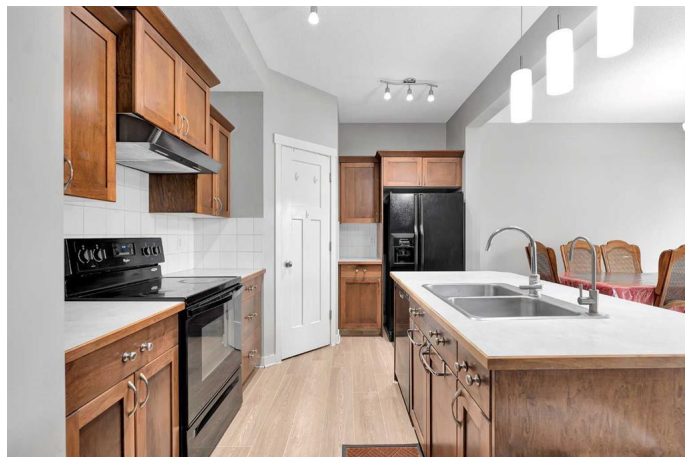
Nestled in the vibrant community of Sunrise Meadows, this delightful two-storey residence has everything you need for a life of comfort and modern convenience. With 4 spacious bedrooms and 3.5 bathrooms, this single-family home is tailor-made for growing families seeking room to thrive.

As you step inside, you'll immediately be captivated by the bright and airy ambiance, highlighted by new laminate flooring that flows throughout the main living areas. The open concept design seamlessly connects the kitchen and living room, featuring a center island that's perfect for entertaining friends or enjoying everyday family meals.

Venture upstairs to discover your serene primary bedroom, with a ensuite bathroom. Two additional well-appointed bedrooms share a stylish full bath, making this space both functional and inviting.

The finished basement is a versatile haven, ready to become your rec-room, media zone, or home gym, bedroom or office and with full bathroom offer flexibility to accommodate your lifestyle.

You'll love the convenience of being just a short walk away from Holy Spirit Elementary, lush parks, and scenic walking trails. With quick access to Hwy 2 and nearby shopping options like No Frills, Canadian Tire, and Dollarama, this charming home is perfectly



situated in a safe and family-friendly crescent within an established neighborhood.  
Don't miss the opportunity to make 39 Sunrise Crescent your forever home!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237548    |
| Price          | \$479,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,472       |
| Acres          | 0.07        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 39 Sunrise Crescent Ne |
| Subdivision | Sunrise Meadows        |
| City        | High River             |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1V 0B9                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Walk-In Closet(s)                                                   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Purifier |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Yard, Garden        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 71             |
| Zoning         | TND            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Ace Realty |
|----------------|------------|

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