

# \$519,900 - 39 Sunrise Crescent Ne, High River

MLS® #A2237548

**\$519,900**

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!\*\***

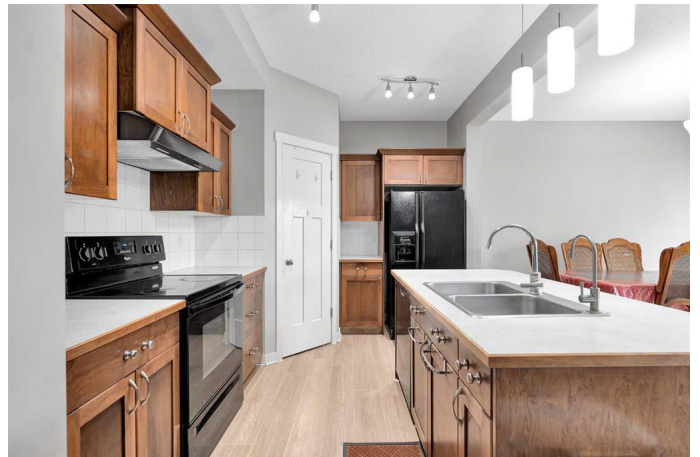
Nestled in the vibrant community of Sunrise Meadows, this delightful two-storey residence has everything you need for a life of comfort and modern convenience. With 4 spacious bedrooms and 3.5 bathrooms, this single-family home is tailor-made for growing families seeking room to thrive.

As you step inside, youâ€™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 thatâ€™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.

Donâ€™t miss the opportunity to make 39 Sunrise Crescent your forever home!

Built in 2013

### Essential Information

MLS® #	A2237548
Price	\$519,900
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	13
Zoning	TND

## Listing Details

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

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.