

# \$490,000 - 43 Sunrise Crescent Ne, High River

MLS® #A2253374

**\$490,000**

3 Bedroom, 3.00 Bathroom, 1,466 sqft  
Residential on 0.13 Acres

Sunrise Meadows, High River, Alberta

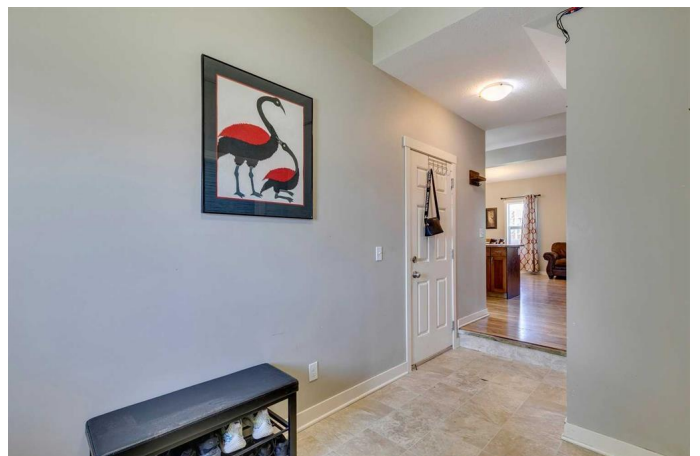
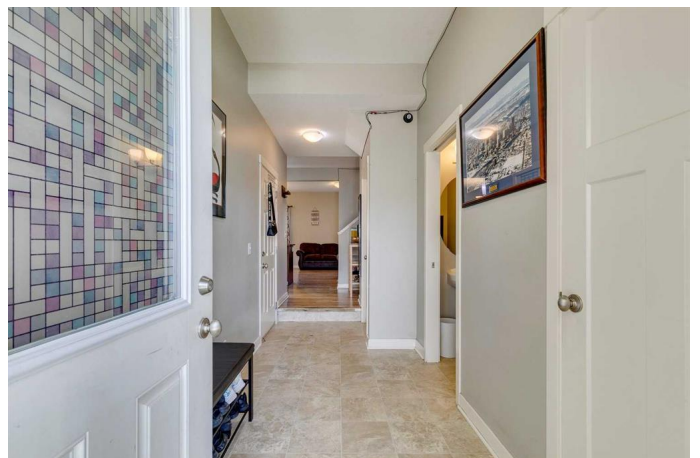
Welcome to this beautifully maintained single detached family home located in the highly sought-after, family-friendly community of Sunrise Meadows. Nestled on a large pie-shaped lot (frontage: 4.25 depth: 38.72 and 34.01), this property boasts an expansive backyard—perfect for kids, pets, and entertaining.

With over 1,400 sq ft of thoughtfully designed living space, this inviting 2-storey home features an open-concept main floor that seamlessly connects the dining and living areas, ideal for family gatherings and everyday living. The attached single garage adds convenience and additional storage.

Upstairs, you'll find three spacious bedrooms, including a primary suite complete with a private 4-piece ensuite. An additional 4-piece bathroom serves the remaining bedrooms, making this a perfect setup for growing families.

The undeveloped basement offers a blank canvas to customize and expand your living space—whether it's a home gym, office, or rec room, the possibilities are endless.

Conveniently located just 5 minutes from grocery stores, restaurants, schools, and parks, this home offers the perfect blend of comfort and convenience.



Don't miss your chance to own in Sunrise Meadows!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253374    |
| Price          | \$490,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,466       |
| Acres          | 0.13        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 43 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 | Open Floorplan |
| Appliances        | None           |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      None  
Lot Description        Back Yard, Irregular Lot, Pie Shaped Lot  
Roof                        Asphalt Shingle  
Construction           Vinyl Siding  
Foundation             Poured Concrete

**Additional Information**

Date Listed                September 4th, 2025  
Days on Market         63  
Zoning                      TND

**Listing Details**

Listing Office             RE/MAX House of Real Estate

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