

# \$585,000 - 904 Riverside Drive Nw, High River

MLS® #A2210753

**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,284 sqft  
Residential on 0.11 Acres

Vista Mirage, High River, Alberta

This beautifully maintained 1,284 sq. ft. walkout villa offers the perfect blend of comfort, style, and scenic serenity. Ideally situated backing onto the picturesque Highwood Golf Course, it's a dream location for golf enthusiasts or anyone seeking peaceful, open views. Step inside to discover vaulted ceilings in the living and dining areas that create a bright, airy atmosphere—ideal for both relaxing and entertaining. The spacious primary bedroom features a 3-piece ensuite and a walk-in closet, offering both functionality and privacy. The well-appointed kitchen is equipped with stainless steel appliances and updated granite overlay countertops, which are also carried through to the ensuite, adding a cohesive, upscale feel. Recent upgrades throughout the home include brand-new doors, door and window casings as well as baseboards—enhancing the modern, refreshed look. Just off the kitchen, step onto the generous deck—an ideal spot to enjoy your morning coffee while taking in the tranquil views and watching the golfers pass by. The lower-level walkout features a spacious family room with a cozy gas fireplace, an additional bedroom, and a 4-piece bathroom. A unique bonus to this home is the additional hobby room - an exclusive feature not found in most units - bringing the total livable space to an impressive 2532 square feet. Step outside onto the large concrete patio—another ideal space to unwind and enjoy the views. The views of nature are



spectacular with many species of birds, right in your backyard! Additional highlights include a double attached garage with ample storage and a low-maintenance lifestyle. The homeowners' association takes care of lawn maintenance and snow removal, making this a perfect "lock-and-leave" property for those who travel. Enjoy High River's "Happy Trails" walking and biking paths, or simply embrace the park-like setting right in your backyard. If you're a golfer this is the home for you!

Built in 1996

**Essential Information**

MLS® #	A2210753
Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,284
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	904 Riverside Drive Nw
Subdivision	Vista Mirage
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1S3

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Driveway

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Central Vacuum  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood  
Fan, Refrigerator, Washer, Water Softener, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Blower Fan, Gas, Mantle, Basement  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Lawn, Rectangular Lot, On Golf Course, Sloped, Underground  
Sprinklers  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 2nd, 2025  
Days on Market 1  
Zoning TND  
HOA Fees 126  
HOA Fees Freq. MON

### Listing Details

Listing Office Century 21 Foothills Real Estate

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