

# \$435,000 - 1708 High Country Drive Nw, High River

MLS® #A2213100

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,249 sqft

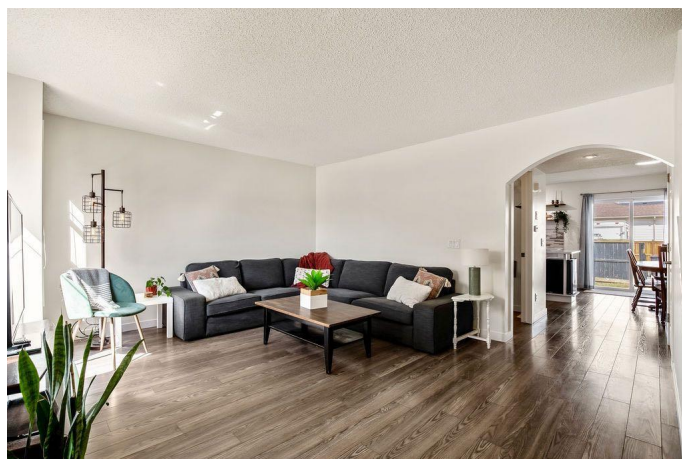
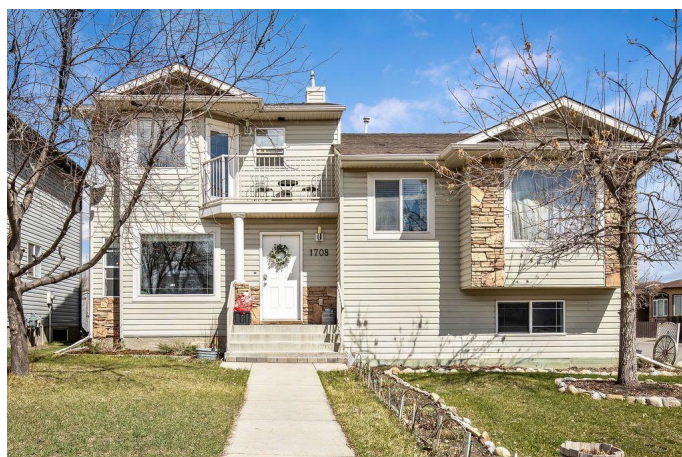
Residential on 0.06 Acres

Highwood Village, High River, Alberta

FINALLY a move-in ready home at an affordable price! This 3 bedroom, 2 1/2 bathroom family home boasts 1250sq/ft of developed living space and the entirety was just given a fresh coat of paint! Located within a 2min walk of the spray park and pump track, this property is ready for new owners. The spacious living room boasts a large south facing window giving ample natural light at all times of the year. The kitchen has upgraded quartz counters with classy backsplash and on trend white cabinets. The large kitchen island houses a mini wine fridge and the included appliances are all stainless steel. The sliding patio doors lead to the ground level wood deck and fully fenced, low maintenance backyard and private parking pad. A 2pc powder room rounds out the main floor. The upper level has 2 spare bedrooms and a 4pc main bathroom. The large master retreat offers a full 4pc ensuite bath, walk-in closet and an exterior door to the south facing balcony to enjoy the summer sunsets while sipping on your favourite beverage! The basement is fully insulated with frost walls and a rough-in for a bathroom, waiting for your creativity to bring this space new life! At this price, this one won't last long so book your viewing today and make it Your Home, Your Castle!

Built in 2002

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2213100               |
| Price          | \$435,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,249                  |
| Acres          | 0.06                   |
| Year Built     | 2002                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1708 High Country Drive Nw |
| Subdivision | Highwood Village           |
| City        | High River                 |
| County      | Foothills County           |
| Province    | Alberta                    |
| Postal Code | T1V 1X8                    |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Low Maintenance |

|              |                                    |
|--------------|------------------------------------|
|              | Landscape, Rectangular Lot         |
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 15               |
| Zoning         | TND              |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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