

\$469,900 - 437 Freeman Way Nw, High River

MLS® #A2230912

\$469,900

2 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.12 Acres

NONE, High River, Alberta

Welcome to the perfect retirement property in Polo Park! This beautifully maintained villa offers a spacious open-concept layout the moment you step through the front door. The kitchen, dining, and living areas flow seamlessly, creating an ideal space for both relaxing and entertaining. A dining room at the front of the home offers flexibility—it could easily be converted into a den or what you desire. The bright kitchen features classic oak cabinetry, granite countertops, a convenient eating bar, and traditional white appliances. Large windows in the living and dining areas flood the space with natural light. Step outside from the living room to a west-facing covered deck—perfect for enjoying your morning coffee in the summer months. The spacious primary bedroom includes a 3-piece ensuite, and a generous walk-in closet. A full oversized 4-piece bathroom with stackable laundry completes the main floor. The developed basement adds even more living space with a family room, cozy fireplace, additional bedroom, and a large storage area. Perfect privacy for guests. In the backyard, the lower patio off of the deck offers a charming space to display your potted plants and create your own outdoor retreat. Raspberry bushes surround the deck and make your favorite pie with the abundant rhubarb perennial. Updates to note are granite counter tops, large deck cover and hot water tank was replaced in July 2024. This lovely villa is located in a quiet, friendly retirement community. Golfers will love



the proximity to the Highwood Golf "just a short walk away! Whether you're looking to settle in or need a low-maintenance "lock and leave" lifestyle, this property offers it all. Small pets allowed under 35 pounds.

Built in 2001

Essential Information

| | |
|----------------|---------------------|
| MLS® # | A2230912 |
| Price | \$469,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,240 |
| Acres | 0.12 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Villa |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 437 Freeman Way Nw |
| Subdivision | NONE |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 1R2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vaulted Ceiling(s), Central Vacuum |
|-------------------|--|

| | |
|-----------------|---|
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Yard, Landscaped, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 21 |
| Zoning | TND |

Listing Details

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