

\$399,500 - 1868 High Country Drive Nw, High River

MLS® #A2233680

\$399,500

3 Bedroom, 3.00 Bathroom, 1,261 sqft

Residential on 0.08 Acres

NONE, High River, Alberta

Great opportunity to get into this three bedroom family home in NW High River! Cozy and comfortable this is an ideal home for the first time buyer, someone wanting to downsize or perhaps investors looking to add to their existing portfolio. Spacious living room and open concept kitchen with separate eating area. Finished family room in the basement which makes an ideal space for kids or place a place to entertain/ relax! Laundry is located in the basement and includes a laundry sink as well as a large storage room with built in shelving and work bench area. Other upgrades here include the R/O system for drinking water upstairs, water softener as well as hot water on demand. Furnace was new in 2023 along with the Central Air A/C and new asphalt shingles. Upstairs there are 3 bedrooms with a small balcony and 4 piece ensuite included w/ the primary bedroom. Deck off the back from kitchen with room to BBQ and enjoy the sun. The backyard was set up and for an above ground pool and now leaves a clean slate for whatever your flavour! Room to garden or add some flower beds or even your very own garage. Parking off rear alley or on street out front. Tarp shed at rear included and works for additional storage. Take a stroll down the nearby walking / bike paths and you will see you are walking distance to the Catholic school (grades 7-12), kids spray park, shopping and many other amenities. Come take a look at what this property has to offer



Built in 2002

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2233680 |
| Price | \$399,500 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,261 |
| Acres | 0.08 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1868 High Country Drive Nw |
| Subdivision | NONE |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 1Z8 |

Amenities

| | |
|---------|---|
| Parking | Alley Access, Off Street, See Remarks, On Street, Outside |
|---------|---|

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, Pantry, See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-------------------------|
| Exterior Features | Balcony, Other, Storage |
|-------------------|-------------------------|

| | |
|-----------------|-----------------------------------|
| Lot Description | Back Lane, Back Yard, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 23rd, 2025 |
| Days on Market | 11 |
| Zoning | TND |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Prairie Management & Realty Inc. |
|----------------|----------------------------------|

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