

# \$529,000 - 1527 11 Avenue Se, High River

MLS® #A2249519

**\$529,000**

3 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.12 Acres

Sunshine Meadow, High River, Alberta

Beautifully Renovated Four-Bedroom Home With Large Detached Garage in a Prime Location. Welcome to this stunning and thoughtfully upgraded three-level split home; offering over 1700sqft of versatile living space. Located in a quiet, sought-after neighbourhood close to schools, Sunshine Lake and shopping amenities. This home features three bedrooms on the upper level and a fourth bedroom in the bright lower level. Laminate plank flooring flows throughout; giving the home a warm and cohesive feel. The renovated kitchen is a chef's dream - complete with custom cabinetry, granite countertops, stainless steel appliances, gas stove, large island and a spacious wall pantry. A Solar tube skylight brings in natural light, while the cozy bay window with built-in seating and storage enhances the charming dining nook. From the kitchen step out to the east-facing deck, perfect for morning coffee. The living room has been freshly painted in neutral tones and features a beautiful stone-surround fireplace. Enjoy indoor-outdoor living with access to the southwest-facing deck, ideal for evening relaxation. Upstairs you'll find two bedrooms with custom-built wall beds and storage, a spacious five-piece bathroom with dual vanities and another Solatube skylight for added brightness. The primary bedroom is a true retreat, featuring a four-piece ensuite with a luxurious jetted soaker tub. The lower level is filled with natural light thanks to large south-facing windows and includes a generous



family room, perfect for movie nights or entertaining. The fourth bedroom offers flexibility as a guest room, gym or home office. A combined laundry area, storage and three-piece bathroom with walk-in shower completes the lower level. Step outside to a fully landscaped fenced yard featuring mature trees, perennials, garden shed and beautiful hardscaping – creates a true outdoor oasis. The detached oversized double garage with rear alley access provides ample parking and storage. Additional features include acrylic stucco and cultured stone exterior, rubber composite shingles with lifetime warranty and countless upgrades throughout. All Poly B plumbing was recently replaced. This move-in ready home blends comfort, style, and convenience—a must-see!

Built in 1995

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2249519      |
| Price          | \$529,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,194         |
| Acres          | 0.12          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1527 11 Avenue Se |
| Subdivision | Sunshine Meadow   |
| City        | High River        |
| County      | Foothills County  |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1V 1P9 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Storage, Vinyl Windows                                                     |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                       |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Crawl Space, Finished, Full                                                                                                    |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed |
| Roof              | Rubber                                                                  |
| Construction      | Stucco, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 13                |
| Zoning         | TND               |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.