

# \$564,900 - 1709 4 Avenue Se, High River

MLS® #A2249833

## \$564,900

4 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.01 Acres

Sunshine Meadow, High River, Alberta

Welcome to Sunshine Meadows! A fabulous place to call home! This 3 + 1 bedroom home is ready and awaiting its new family! 1400 sq ft!! One owner!!! This home is almost like new!!! The entire main level has had new paint throughout, vinyl luxury flooring, front bedroom has new carpet, the kitchen cabinets are professionally painted, new counter tops and backslashes in neutral decor! Open concept with vault ceiling in living/dining/kitchen. Both bathrooms on the main have new toilets, counters, flooring, paint and faucets! The basement was remediated by insurance after the flood. Great space for the teenager in the family or guest that like some privacy! The home owner never really used the basement so its like new as well. This home is a must see! Quick possession!! Call your favorite realtor and book your private viewing today!!!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249833  |
| Price          | \$564,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,400     |
| Acres          | 0.01      |
| Year Built     | 1999      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1709 4 Avenue Se |
| Subdivision | Sunshine Meadow  |
| City        | High River       |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1V 1P7          |

### Amenities

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

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer                                                  |
| Heating           | Forced Air                                                                                                                             |
| Cooling           | None                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                         |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Level |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

### Additional Information

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

**Listing Details**

Listing Office                      Century 21 Foothills Real Estate

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