# \$389,500 - 1868 High Country Drive Nw, High River

MLS® #A2233680

# \$389,500

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 basment 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 Ari A/C and new ashphalt shingles. Upstairs there are 3 bedrooms with a small balcony and 4 piece en suite inculded w/ the primary bedroom. Deck off the back from kitchen with room to BBQ and enjoy the sun. The backyard was set upand 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. Tarped 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







## **Essential Information**

MLS® # A2233680 Price \$389,500

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, Outside, On Street, See Remarks

#### 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 36

Zoning TND

# **Listing Details**

Listing Office Prairie Management & Realty Inc.

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