

\$399,900 - 1709a 7th Avenue Se, High River

MLS® #A2237005

\$399,900

3 Bedroom, 2.00 Bathroom, 675 sqft

Residential on 0.09 Acres

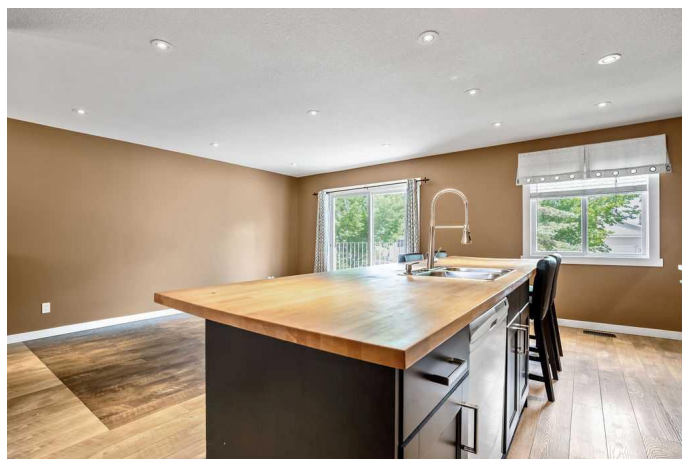
Sunshine Meadow, High River, Alberta

Attention all Buyers!! Here is your chance to own a great piece of real estate!! With no condo fees!! 3 bedroom, 2 bathroom, half duplex with front balcony and central air conditioning. There is a great yard, with rear lane access and a large 20' x 22' double detached garage. The main level is home to the kitchen/eating area, living room and the primary bedroom. The kitchen has a large island/eating bar and the primary bedroom has a 5 piece en suite bathroom and walk in closet. The basement is home to two more bedrooms, a 3 piece bathroom, a family room and a large laundry/storage room. The yard is private with rhubarb, raspberries, raised planters and is a great place to hang out. This property is close to schools, amenities, Sunshine and Emerson lake, walk/bike paths and has easy access to HWY 2. Come and see this gem before its gone.

Built in 1997

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2237005 |
| Price | \$399,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 675 |
| Acres | 0.09 |
| Year Built | 1997 |



| | |
|----------|------------------------|
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 1709a 7th Avenue Se |
| Subdivision | Sunshine Meadow |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 1S5 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 5th, 2025 |
| Days on Market | 1 |
| Zoning | TND |

Listing Details

Listing Office Century 21 Foothills Real Estate

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