

# \$259,000 - 101, 604 19 Street Se, High River

MLS® #A2250355

**\$259,000**

4 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.05 Acres

Sunshine Meadow, High River, Alberta

This 4-bedroom, 2-bathroom condo offers abundant space and versatility in a practical layout suited for families, roommates, or investors. With over 1,700 square feet, the unit includes a spacious living area with a gas fireplace and access to a ground-level patio that enjoys plenty of afternoon sun. A full-sized washer and dryer are conveniently located in-suite, along with additional storage. Both bathrooms are 4-piece. Two of the bedrooms feature walk-in closets. The functional floor plan and generous square footage present strong potential. Located close to schools and with easy access to Calgary for commuters, this property represents an excellent opportunity for those looking to personalize a home or expand their investment portfolio. Buyers would need to take on the remainder of the tenant's lease. Please ask the Realtor for details.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250355  |
| Price          | \$259,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 891       |
| Acres          | 0.05      |
| Year Built     | 1999      |



|          |                  |
|----------|------------------|
| Type     | Residential      |
| Sub-Type | Apartment        |
| Style    | Multi Level Unit |
| Status   | Active           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 101, 604 19 Street Se |
| Subdivision | Sunshine Meadow       |
| City        | High River            |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T1V 1V2               |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | See Remarks                                               |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer |
| Heating           | Forced Air                                                |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Gas                                                       |
| # of Stories      | 2                                                         |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 56                |
| Zoning         | TND               |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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