

\$469,900 - 1531 11 Avenue Se, High River

MLS® #A2264399

\$469,900

4 Bedroom, 2.00 Bathroom, 1,202 sqft
Residential on 0.12 Acres

Sunshine Meadow, High River, Alberta

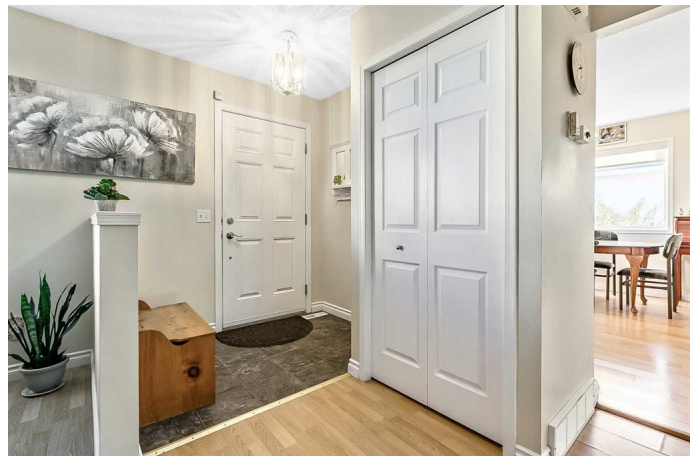
Tucked away on a quiet street, you're just a short walk to schools, shopping, Sunshine Lake, and the scenic Happy Trails pathway system—ideal for families and outdoor enthusiasts alike.

Inside, you'll find 4 bedrooms and 2 full bathrooms, including a private primary ensuite. The upper level offers three generous bedrooms, while the fourth bedroom is located on the lower level—perfect for guests, teens, or a home office setup.

The main floor features a bright, spacious living room with a cozy gas fireplace, a cozy dining area, and an open-concept kitchen—perfect for everyday living and entertaining. A convenient side mudroom/laundry area with direct access to the backyard helps keep the home tidy and organized.

The lower level includes a comfortable family room, the fourth bedroom, and a mechanical room, with access to a full crawl space offering abundant seasonal storage. For those that love the sun - this house offers windows for sun from all directions. Enjoy the morning sun in the kitchen, afternoon / evening sun from the upper bedrooms or lower family room and all-day sun that lights up the house from the skylight that is over the stairs to the upper floor.

Step outside to a beautifully landscaped and fully fenced backyard, ideal for kids, pets, or relaxing in privacy. Enjoy your morning coffee on the charming front verandah or the sunny



side deck. You'll also love the newly developed "she shed", currently used as an outdoor office/sitting roomâ€”just add a few twinkle lights, and it becomes the perfect spot to unwind at the end of the day. For additional covered storage - there are 2 sheds on West side of the house.

Cat lovers, take note! This home features custom â€œcatiosâ€• at the front and back, allowing your furry friends to enjoy the outdoors safely within the yard. Additional features include: Off-street parking on an oversized concrete pad, updated shingles - replaced in 2024 and Mature trees and thoughtful landscaping including 3 established raised garden beds. This home blends space, functionality, and a great location. Donâ€™t miss your opportunity to make it yours!

Built in 1997

Essential Information

MLS® #	A2264399
Price	\$469,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,202
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	1531 11 Avenue Se
Subdivision	Sunshine Meadow
City	High River

County	Foothills County
Province	Alberta
Postal Code	T1V 1P9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Crawl Space

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, See Remarks
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	8
Zoning	TND

Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.