

# \$435,000 - 1708 High Country Drive Nw, High River

MLS® #A2213100

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,249 sqft

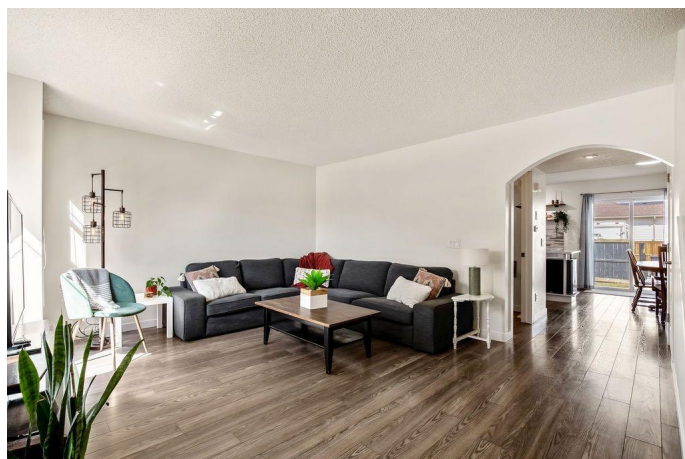
Residential on 0.06 Acres

Highwood Village, High River, Alberta

FINALLY a move-in ready home at an affordable price! This 3 bedroom, 2 1/2 bathroom family home boasts 1250sq/ft of developed living space and the entirety was just given a fresh coat of paint! Located within a 2min walk of the spray park and pump track, this property is ready for new owners. The spacious living room boasts a large south facing window giving ample natural light at all times of the year. The kitchen has upgraded quartz counters with classy backsplash and on trend white cabinets. The large kitchen island houses a mini wine fridge and the included appliances are all stainless steel. The sliding patio doors lead to the ground level wood deck and fully fenced, low maintenance backyard and private parking pad. A 2pc powder room rounds out the main floor. The upper level has 2 spare bedrooms and a 4pc main bathroom. The large master retreat offers a full 4pc ensuite bath, walk-in closet and an exterior door to the south facing balcony to enjoy the summer sunsets while sipping on your favourite beverage! The basement is fully insulated with frost walls and a rough-in for a bathroom, waiting for your creativity to bring this space new life! At this price, this one won't last long so book your viewing today and make it Your Home, Your Castle!

Built in 2002

## Essential Information



MLS® #	A2213100
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1708 High Country Drive Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1X8

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Low Maintenance

	Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	16
Zoning	TND

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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