

# \$399,500 - 1868 High Country Drive Nw, High River

MLS® #A2233680

**\$399,500**

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 basement 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 Air A/C and new asphalt shingles. Upstairs there are 3 bedrooms with a small balcony and 4 piece ensuite included w/ the primary bedroom. Deck off the back from kitchen with room to BBQ and enjoy the sun. The backyard was set up and 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. Tarp 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



Built in 2002

## Essential Information

MLS® #	A2233680
Price	\$399,500
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, See Remarks, On Street, Outside
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## 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
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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	2
Zoning	TND

### **Listing Details**

Listing Office	Prairie Management & Realty Inc.
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