

# \$640,000 - 1016 17 Street Se, High River

MLS® #A2212452

**\$640,000**

5 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.03 Acres

Sunshine Meadow, High River, Alberta

Make them jealous by showing off your new home in beautiful High River, Alberta! It's located out of the flood zone, nestled on a corner lot and features 5 BEDROOMS, 3 FULL BATHS and a BONUS crawl space for the kids. This home has it ALL!! RENOVATED kitchen, NEW stainless steel appliances, NEW furnace, NEW deck with a NEW energy efficient patio door, NEW floors on the main area, NEW upstairs bathroom, NEW water softener, NEW high efficiency furnace, NEW air conditioning system, NEW gas bbq lines, bundled with a convenient underground irrigation system!! NEW,NEW,NEW!! This place is just AWESOME! Sign on the dotted line today, as this property is not going to last long!

Built in 1997

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212452    |
| Price          | \$640,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,238       |
| Acres          | 0.03        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1016 17 Street Se |
| Subdivision | Sunshine Meadow   |
| City        | High River        |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1V 1P9           |

### Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                       |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, On Street, Outside, Oversized, Parking Pad, Workshop in Garage, Garage Faces Front |
| # of Garages   | 2                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage                                                                              |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave, Microwave Hood Fan, Washer/Dryer, Water Softener, Window Coverings, Built-In Refrigerator |
| Heating           | Central, Fireplace(s), Natural Gas                                                                                                                                                |
| Cooling           | Central Air, Full                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                               |
| # of Fireplaces   | 2                                                                                                                                                                                 |
| Fireplaces        | Electric, Family Room, Basement, Fire Pit, Free Standing                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Crawl Space, Finished, Full                                                                                                                                                       |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage                                                                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Level, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers |
| Roof              | Metal                                                                                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 14               |
| Zoning         | TND              |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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