

# \$565,000 - 1806 4 Avenue Se, High River

MLS® #A2191269

**\$565,000**

4 Bedroom, 2.00 Bathroom, 1,352 sqft  
Residential on 0.13 Acres

Sunshine Meadow, High River, Alberta

Experience the perfect blend of comfort and style in this beautifully kept bungalow, offering just under 1,400 square feet of living space. Tucked away in a peaceful cul-de-sac within a friendly family neighborhood, this charming 3-bedroom home is conveniently located just 20 minutes from Calgary, providing an easy commute while still being part of a welcoming community. Step inside to a grand entryway that features built-in cubbies, perfect for managing children's shoes and everyday items. The main floor exudes warmth and space, showcasing a FULLY RENOVATED area that includes a bright, modern kitchen designed for both cooking and entertaining. With air conditioning and a Radon air purifier, you can enjoy clean, comfortable living year-round. The sunlit kitchen flows into a generous dining area and a spacious living room, creating an ideal environment for family gatherings and relaxation. Outside, you'll find a large yard and a detached garage, all situated within walking distance to Sunshine Lake, Happy Trails, Joe Clark, Holy Spirit Academy, Senator Riley High School, and a variety of local shops and services. Don't miss this opportunity to call this lovely home yours! Contact your preferred realtor to schedule a viewing today!

Built in 2002

## Essential Information



MLS® #	A2191269
Price	\$565,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,352
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1806 4 Avenue Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1Y2

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard

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

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	36
Zoning	TND

### **Listing Details**

Listing Office	CIR Realty
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