



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1868 High Country Drive NW
High River, Alberta

MLS # A2233680



\$389,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,261 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Outside, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, See Remarks		

Inclusions: N/A

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 A/C and new asphalt shingles. Upstairs there are 3 bedrooms with a small balcony and 4 piece en suite 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. Tarped 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