



GRASSROOTS
REALTY GROUP

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1527 11 Avenue SE
High River, Alberta

MLS # A2249519



\$529,000

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,194 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Electric Fireplace, Garden Shed, 2X Custom Wall Beds

Beautifully Renovated Four-Bedroom Home With Large Detached Garage in a Prime Location. Welcome to this stunning and thoughtfully upgraded three-level split home; offering over 1700sqft of versatile living space. Located in a quiet, sought-after neighbourhood close to schools, Sunshine Lake and shopping amenities. This home features three bedrooms on the upper level and a fourth bedroom in the bright lower level. Laminate plank flooring flows throughout; giving the home a warm and cohesive feel. The renovated kitchen is a chef's dream - complete with custom cabinetry, granite countertops, stainless steel appliances, gas stove, large island and a spacious wall pantry. A Solar tube skylight brings in natural light, while the cozy bay window with built-in seating and storage enhances the charming dining nook. From the kitchen step out to the east-facing deck, perfect for morning coffee. The living room has been freshly painted in neutral tones and features a beautiful stone-surround fireplace. Enjoy indoor-outdoor living with access to the southwest-facing deck, ideal for evening relaxation. Upstairs you'll find two bedrooms with custom-built wall beds and storage, a spacious five-piece bathroom with dual vanities and another Solatube skylight for added brightness. The primary bedroom is a true retreat, featuring a four-piece ensuite with a luxurious jetted soaker tub. The lower level is filled with natural light thanks to large south-facing windows and includes a generous family room, perfect for movie nights or entertaining. The fourth bedroom offers flexibility as a guest room, gym or home office. A combined laundry area, storage and three-piece bathroom with walk-in shower completes the lower level. Step outside to a fully landscaped fenced yard featuring mature trees, perennials, garden shed and beautiful hardscaping — creates a true outdoor

oasis. The detached oversized double garage with rear alley access provides ample parking and storage. Additional features include acrylic stucco and cultured stone exterior, rubber composite shingles with lifetime warranty and countless upgrades throughout. All Poly B plumbing was recently replaced. This move-in ready home blends comfort, style, and convenience—a must-see!