



GRASSROOTS
REALTY GROUP

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511 Lineham Acres Drive NW
High River, Alberta

MLS # A2252874



\$485,000

Division:	Lineham Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,211 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot, Underground Sprinkler		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

Inclusions: n/a

Welcome to 511 Lineham Acres Drive NW — Where Comfort Meets Character in High River! If you've been dreaming of a home that's move-in ready, stylishly updated, and nestled in one of High River's most family-friendly pockets—you've found it! Let's start with the basics: 2 spacious bedrooms upstairs (yes, one has an ensuite so you don't have to share your toothpaste), another full bathroom, and a bright, open living room. The newly developed basement adds even more living space—with 2 bedrooms (one does not have an egress window, but it should be easily converted) so much space, perfect for a playroom, home office, or that yoga studio you've been pretending you'll start. The south-facing yard is private, sun-soaked, and flanked by green space on one side—ideal for kids, pets, or just pretending you're in a nature documentary. The new, oversized back deck has plenty of room for toys, BBQs, and awkward family reunions. And yes, there's a charming front porch too, so you can sip your morning coffee like you're in a rom-com. The double car attached garage means no more scraping ice off your windshield in the winter (you're welcome). Now, let's talk neighbourhood. Lineham Acres is a gem—quiet, friendly, and close to everything that makes High River awesome. You're just minutes from walking trails that wind through scenic parks, perfect for stroller strolls or solo escapes. Schools like Spitzee Elementary and Senator Riley are nearby, so the morning drop-off won't require a GPS. And if you're a wanna be golfer, the Highwood Golf Course is a short walk away and ready to test your swing (or your patience). Whether you're upsizing, downsizing, or just-right-sizing, this home checks all the boxes,

including tee boxes! Come see it before someone else falls in love first!