



GRASSROOTS
REALTY GROUP

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13 Trap Road SW
High River, Alberta

MLS # A2255675



\$539,900

Division:	McLaughlin Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,196 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, No Smoking Home		

Inclusions: NONE

Desirable West End Bungalow in High River Tucked into a quiet and desirable west end neighbourhood, this spacious bungalow offers room for the whole family with 6 bedrooms and 2.5 bathrooms. The heart of the home features a remodeled kitchen designed for both everyday living and entertaining. The fully finished basement includes a wet bar/mini kitchen, providing the perfect setup for family gatherings or guest accommodations. Step outside and enjoy the large south-facing backyard, complete with established raspberry bushes, an apple tree, and a pergola-covered deck for summer evenings. Car enthusiasts and hobbyists will love the tandem garage (43' x 12.5'), while the classic wood siding on both the home and garage gives this property timeless curb appeal. This is a rare opportunity to own a family-sized bungalow in one of High River's most sought-after areas—don't miss your chance to make it yours.