



GRASSROOTS
REALTY GROUP

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**310 Riverside Garden NW
High River, Alberta**

MLS # A2285068



\$719,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Vista Mirage | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,428 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De | | |

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|--------------------|--|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Ceramic Tile, Hardwood |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island |

| | |
|-------------------|---------------------|
| Water: | Public |
| Sewer: | Public Sewer |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | TND |
| Utilities: | Cable, Fiber Optics |

Inclusions: N/A

Discover this fully finished bungalow in northwest High River, featuring nearly 2,800 square feet of total living space. Offered by its original owners, this home backs onto the Happy Trails pathway along the Highwood River, providing serene views from your private back deck. With no age restrictions in the HOA, this property suits both families and retirees alike. Enjoy convenient access to the Highwood Golf Course, a nearby Grade 7-12 school, and family-friendly amenities including playgrounds, a spray park, and pump track.