



**404 18 Street SE**  
**High River, Alberta**

**MLS # A2295709**



**\$499,900**

<b>Division:</b>	Sunshine Meadow		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Pantry, Vinyl Windows		

**Inclusions:** 3 TV brackets will remain, ( TVâ€™s will be excluded.)

Welcome to this beautifully maintained 3-level split offering over 1,700 sq ft of developed living space, perfectly designed for comfortable family living. The main floor boasts vinyl plank flooring flowing seamlessly through the kitchen, dining, and living areas. The bright and airy living room is highlighted by vaulted ceilings, large windows that flood the space with natural light, and a cozy gas fireplace—perfect for relaxing or entertaining. The kitchen is both functional and inviting, offering ample cabinetry for storage, a convenient corner pantry, and easy flow into the dining area. From here, patio sliders lead directly out to the deck, making indoor-outdoor entertaining a breeze. The upper level features a spacious primary retreat complete with a large walk-in closet and custom built-in cabinetry. Generous 2nd bedroom, and a well-appointed 4-piece bathroom. The fully finished lower level continues with stylish vinyl plank flooring and offers a large family room, third bedroom, 3-piece bathroom, and a convenient laundry area, providing plenty of space for guests or a growing family. Situated on a large pie-shaped lot with back lane access, this property offers excellent potential to build a future detached garage. The fully fenced backyard is ideal for outdoor enjoyment, featuring a deck, patio area, and fire pit—perfect for summer evenings. This home offers a fantastic combination of space, functionality, and future potential!