



**941 Macleod Trail SW
High River, Alberta**

MLS # A2296774



\$529,999

Division:	McLaughlin Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,139 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Oversized, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	Residential Single Family
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Located in a highly sought-after area of Southwest High River, this property sits on an oversized 75' x 110' lot offering a private setting with mature landscaping. The standout feature is the massive 26' x 24' double detached garage, which is fully insulated, heated, and equipped with 220 wiring and an extra-high RV door. With plenty of room for your toys and additional RV parking, this outdoor space is a rare find for hobbyists or those needing professional-grade storage. Four Levels of Potential Inside, this 4-level split offers a functional layout with all four levels finished, providing significantly more living area than the upper-floor measurements suggest. The home features a total of 4 bedrooms and 3 bathrooms, including a master with a convenient 2-pc ensuite and an additional bedroom and 2-pc bath on the lower levels. While the interior is ready for your creative vision and updates, the home is already equipped with a high-efficiency furnace and a spacious hobby room, making it an ideal canvas for building sweat equity in a premium neighbourhood.