



**729 Riverside Drive NW
High River, Alberta**

MLS # A2298174



\$559,900

Division:	High River Golf Course		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,282 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Underg		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: 2 TV arms

This immaculate fully finished villa backs onto a lovely big park and is oriented to the South and West for maximum natural light. It is 1,282 sq ft in excellent condition and is impeccably clean. The home is beautifully decorated with all hard surface flooring in the main areas. The kitchen has quartz counters, undercounter lighting, stainless steel appliances, clean white tiles, a pantry and lots of natural light. The living and dining room have a vaulted ceiling, and the living room has a beautiful stone fireplace. A spacious primary bedroom is 17' x 11' and has a walk-in closet and an ensuite with a stall shower. Also on the main floor is a laundry room with cupboards, a second full bathroom, and a second bedroom or den. Downstairs is fully finished, including a big family room with a second fireplace, a full bathroom, a large bedroom, and lots of storage. There is central air conditioning, and the poly-b plumbing in the home has been replaced. The enlarged 16' x 10' covered deck is shady and private and has been rebuilt with maintenance free material. Click the multimedia tab for an interactive virtual 3D tour, additional photos and floor plans.