



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

**MLS # A2097836**



**\$580,000**

<b>Division:</b>	McLaughlin Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,715 sq.ft.	<b>Age:</b>	1909 (115 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	On Street, Single Garage Detached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Level,		

<b>Heating:</b>	Boiler, In Floor, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Introducing "The Clark Residence", a captivating piece of history on Macleod Trail SW in High River, Alberta. You will appreciate this 1909 1.5 storey Heritage home, boasting 4 bedrooms, 2 bathrooms, updated kitchen, grand dining room, living room and a cozy den/office. The character in this home is a blend of historic charm and modern comforts. Beautiful hardwood flooring, original pocket doors, antique radiators, modern Boiler system, updated basement floor with in-floor heating and... imagine sipping your morning coffee on your south facing balcony upstairs. Timeless brick exterior, grand wrap-around porch, single detached garage and ample room for gardening enthusiasts to show off their talents. This sought after area of town is close to the hospital, school, walking paths, playgrounds, park and downtown amenities. You will appreciate the ambiance offered by the established neighbourhoods, tree lined streets and substantial lot sizes. Situated on an expansive property spanning 4 lots, this residence offers not just a home, but a piece of High River's rich heritage. Call your favourite realtor and book a showing today.