



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

MLS # A2285068

\$695,000



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		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	Cable, Fiber Optics
Features:	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island		

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.