



1724 4 Avenue SE
High River, Alberta

MLS # A2298976



\$575,000

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,223 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: N/A

Welcome to this fantastic family home in a quiet SE High River location, just steps from Sunshine Lake and the scenic Happy Trails walking paths. Set on a peaceful street, this property offers the perfect blend of small-town charm and everyday convenience, with parks, playgrounds, and Holy Spirit School all nearby. Sitting on a large pie-shaped lot, there is no shortage of outdoor space, whether it's kids playing, hosting summer gatherings, or simply enjoying the yard. The detached double garage and rear alley access add both functionality and flexibility. Inside, the home offers over 2,000 sq ft of developed living space, with 1,150 sq ft above grade. The main floor features thoughtful renovations, creating a warm and inviting space for everyday living. You'll find 3 bedrooms and 2 bathrooms, ideal for families or those needing extra space. The mostly finished basement adds incredible value, with 2 additional bedrooms, an office, and plenty of room for family activities. The bathroom is already framed, plumbed, and drywalled is available to complete, just waiting for your finishing touches. With quick east access out of town, this is an excellent option for commuters while still enjoying everything High River has to offer.