



**1702 Riverside Drive NW
High River, Alberta**

MLS # A2315998



\$555,000

Division:	Vista Mirage		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Wall Mount and the cupboard in the Bonus room

Welcome to life in Vista Mirage, where quiet streets, endless walking paths, and family-friendly living come together in one of High River's most peaceful settings. Situated on a larger lot and backing directly onto a beautiful green pathway, this home offers the kind of backyard most families wish they had. One direction leads to a playground, the other to the school, community garden, and extensive walking paths. In other words, the kids can burn off energy without you needing to become their full-time chauffeur. Imagine starting your mornings with a coffee in the backyard while watching the neighbourhood come to life. Whether it's evening walks, bike rides with the family, or simply enjoying the open space behind you, this location delivers a lifestyle that's becoming harder to find. Inside, you'll find a bright and functional layout designed for real life—not just for pretty photos. The main floor offers comfortable living and dining spaces that flow naturally together, while upstairs features 3 spacious bedrooms, 2.5 bathrooms, and a cozy bonus room complete with a fireplace. It's the perfect spot for movie nights, game days, or pretending you'll finally finish that book you've been carrying around for six months. The fully finished basement adds valuable extra living space and can easily serve as a recreation room, home gym, kids' play area, hobby space, or guest retreat. Now, let's address the obvious: this isn't a brand-new showhome fresh from a designer's Instagram page. Some cosmetic updates could certainly take this home to the next level. But that's also part of the opportunity. Instead of paying a premium for someone else's design choices, you have the chance to add your own style and build equity along the way. The expensive items are already helping you out. Major updates include: • New Roof (2023) • New Furnace (2024) • New Refrigerator

(2025) • New Dishwasher (2025) • New Microwave (2026) The result? Less worrying about big-ticket mechanical expenses and more freedom to focus on the fun stuff. Located close to schools, parks, walking and biking pathways, and the golf course, this home offers the perfect balance of space, convenience, and community. Whether you're a growing family, a first-time buyer looking for room to grow, or simply someone who values a quieter pace of life, this property is packed with potential. Because sometimes the best homes aren't the ones that are already perfect—they're the ones that give you the opportunity to make them your own.