



104 Riverside Place NW
High River, Alberta

MLS # A2318973



\$549,000

Division:	Vista Mirage		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,270 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: Lift in Garage

Welcome to this beautifully maintained bungalow villa offering over 2,500 sq. ft. of developed living space and backing onto a tranquil green space in one of High River's most desirable locations. Situated near scenic walking paths and the golf course, this immaculate home delivers the perfect blend of comfort, convenience, and low-maintenance living. Step inside to discover a bright and spacious main floor featuring vaulted ceilings, a generous living room, and an inviting dining area ideal for hosting family and friends. The well-appointed kitchen offers abundant cabinetry and counter space, newer stainless steel appliances, and a sunny breakfast nook overlooking the backyard. Enjoy your morning coffee or evening relaxation on the private east-facing deck, complete with a covered sunshade and surrounded by mature trees and lush greenery for added privacy. The primary retreat features a walk-in closet and a spacious 5-piece ensuite. A second bedroom or home office, convenient 2-piece powder room, and main-floor laundry complete the main level. The fully developed lower level expands your living space with a massive family room highlighted by a cozy gas fireplace, a large third bedroom, a full 4-piece bathroom, and an additional storage room. This move-in ready villa has been exceptionally cared for and offers the perfect opportunity to enjoy a lock-and-leave lifestyle without sacrificing space or comfort. Don't miss your chance to own this outstanding home—schedule your private viewing today and experience maintenance-free living at its finest.