



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1724 High Park Boulevard NW  
High River, Alberta

MLS # A2320657



**\$659,900**

<b>Division:</b>	Highwood Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,418 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** garden shed, childs play structure

Great family home in excellent condition in High River. This home is 2,418 square feet and has four bedrooms plus a bonus room upstairs, a fifth bedroom downstairs, an oversize heated garage, and an excellent location across the street from the lake in Northwest High River. The main floor has a large open kitchen living and dining room, an office or den, laundry and a big pantry. Everything is very clean and in good condition with new carpeting throughout, completely repainted, and new kitchen appliances. Downstairs there is a large family room with big windows and a fireplace, the fifth bedroom, and plumbing is roughed in for a bathroom. All the bedrooms are very big, and the primary bedroom is a huge 15' x 15' with a full ensuite and a walk-in closet. The fully fenced backyard is large and has a 16' x 10' deck, a back lane, garden shed, child's play structure, and a perfect spot for a dog run. The garage is insulated and gyproced, has a workbench, and a man door to the back yard. Please click the multimedia tab for floorplans, an interactive 3D tour and additional photos.