



**1506 Riverside Drive NW
High River, Alberta**

MLS # A2320919



\$699,900

Division:	Vista Mirage		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,514 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: electric stove as-is

Welcome to this impressive 6-bedroom, 4.5-bathroom two-storey home offering over 2,500 sq. ft. above grade and backing onto green space with direct access to walking paths and a nearby pond. Recently refreshed with new paint throughout, this home also features a brand-new custom kitchen highlighted by an oversized island with seating for six, making it the perfect space for entertaining and family gatherings. The spacious living room showcases soaring ceilings with exposed beams that open to the second level, creating a bright and inviting atmosphere. Upstairs you’ll find four generously sized bedrooms, a bonus area, and the convenience of upper-floor laundry. The expansive primary retreat offers plenty of room to unwind, two separate closets, and a beautiful open ensuite. Step outside to enjoy the large two-tier deck overlooking the low-maintenance turf yard. With green space directly behind the property and walking paths just steps away, this backyard offers a wonderful setting to enjoy the outdoors. The fully developed basement adds even more functional living space with an additional bedroom, a custom-built bathroom, and a bar area complete with rough-in plumbing for a future sink. With an excellent layout, major recent updates, and a fantastic location close to nature and walking paths, this home offers exceptional space and value for a growing family. Call today to book your private showing!