



1001 17 Street SE
High River, Alberta

MLS # A2325268



\$534,900

Division:	Sunrise Meadows		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,303 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Preserved Wood	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: Garage Heater, Wood Burning Stove, Blinds Only.

Welcome to 1001 17 Street SE in High River! This move-in ready, 1,303.33 sqft, centrally air-conditioned, 4-bedroom, 2-bathroom family home features a large heated 26' x 22' double detached garage and is ideally located close to schools, playgrounds, two lakes, and many of the amenities High River has to offer. The main level showcases vaulted ceilings, large picture windows that fill the home with natural light, and a cozy wood-burning stove that creates a warm and inviting atmosphere. The open-concept layout seamlessly connects the living room, dining area, and kitchen, making it perfect for entertaining family and friends. The kitchen is well-appointed with stainless steel appliances, a center island, pantry, and a built-in computer station. Upstairs, you'll find three generously sized bedrooms, including the primary bedroom with convenient cheater access to the main 3-piece bathroom. The lower level offers a spacious family room with a cozy gas fireplace, a fourth bedroom, a second 4-piece bathroom, laundry area, and a crawl space that provides excellent additional storage. Step outside to enjoy the fully fenced, private backyard featuring underground irrigation and a great deck for relaxing or entertaining. A convenient walking path borders the property, providing easy access through the neighborhood. This well-maintained home offers the perfect combination of comfort, functionality, and location. Book your private showing today before this one is gone!