



1706 3 Avenue SE
High River, Alberta

MLS # A2325905



\$560,000

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,369 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, No Animal Home, No Smoking Home, Stone Counters

Inclusions: N/A

Welcome to this beautifully cared-for bungalow in Sunshine Meadows. The open-concept main floor is designed for everyday living—whether you're catching up over dinner, hosting family and friends, or simply enjoying the ease of having everyone together. With 3 bedrooms, 3 bathrooms, main floor laundry, central air conditioning, two fireplaces, and a double attached garage, this home offers comfort and functionality at every turn. Downstairs, the fully finished basement creates even more room to spread out. It's the perfect place for movie nights, kids and grandkids to play, overnight guests, or entertaining friends without ever feeling short on space. You can't help but appreciate the generous utility room, offering ample storage to keep seasonal décor, keepsakes, hobbies, and everyday extras neatly tucked away. This is a home that's been cared for with pride. The roof was replaced in 2018, the furnace and fireplaces have been serviced annually, and the solar panels help offset monthly utility costs. Outside, you'll find a private backyard with a freshly painted fence, storage shed, and a covered back porch that's just waiting for your morning coffee or evening unwind. With parks, schools, and scenic walking paths just around the corner, this is a neighbourhood that's easy to fall in love with. Maybe this is the home where your next chapter begins.