



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1702 Riverside Drive NW
High River, Alberta

MLS # A2329831



\$525,000

Division:	Vista Mirage		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Wall Mount and the cupboard in the Bonus room

Welcome to life in Vista Mirage, where peaceful streets, beautiful green spaces, and a true sense of community come together in one of High River's most desirable neighbourhoods. Perfectly situated on a larger lot and backing directly onto a scenic green pathway, this home offers an exceptional location. Step out your back gate and enjoy easy access to a playground in one direction, or take the pathway to the nearby school, community garden, extensive walking and biking trails, and surrounding parks. Whether it's morning walks, evening bike rides, or watching the kids play outdoors, this home is designed for an active family lifestyle. Inside, you'll find a bright, open-concept main floor that offers comfortable living and effortless entertaining. The spacious kitchen flows seamlessly into the dining and living areas, creating a welcoming space for everyday life and family gatherings. Upstairs features three generous bedrooms, including a spacious primary retreat, 2.5 bathrooms, and a cozy bonus room with a fireplace—perfect for family movie nights, a home office, or simply relaxing at the end of the day. The fully finished basement provides valuable additional living space and can easily accommodate a recreation room, home gym, games room, play area, or guest space, giving your family the flexibility to grow. This home has been thoughtfully maintained with several important updates, including: New roof (2023) New furnace (2024) New refrigerator and dishwasher (2025) New microwave (2026) Located just minutes from schools, parks, playgrounds, walking and biking pathways, and the golf course, this home offers the perfect balance of comfort, convenience, and outdoor living. If you've been searching for a move-in-ready family home in a quiet, established neighbourhood with an unbeatable location, this is an opportunity you won't want to miss.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.