



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

501 Riverside Drive NW
High River, Alberta

MLS # A2341412



\$554,900

Division:	High River Golf Course		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,323 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, No		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		
Inclusions:	FREEZER IN GARAGE		

PRIDE OF OWNERSHIP! Immaculately maintained and lovingly cared for, this move-in-ready home backs onto a beautiful greenspace and offers abundant natural light thanks to its southeast-facing exposure. The main floor features a vaulted ceiling, central air conditioning, and gleaming laminate flooring throughout the bright, open-concept living and dining areas. The well-appointed kitchen boasts bright white cabinetry, contrasting black countertops, a corner pantry, and a convenient eating area. The spacious primary bedroom offers a walk-in closet and 3-piece ensuite, while the second bedroom is currently being used as a home office. A 4-piece guest bathroom completes the main level. The fully developed basement provides excellent additional living space, featuring a huge bedroom, a humongous family room with a cozy corner fireplace, and a 4-piece bathroom—perfect for guests or extended family seeking their own private space. A large storage room houses the furnace and hot water tank, with an additional cold storage room for added convenience. Enjoy the outdoors from the west-facing deck, complete with an awning and peaceful views of the green space. This is a home that has been exceptionally well cared for and is truly move-in ready—just unpack and enjoy! Note: poly b was replaced .