

# \$634,900 - 1617 High Park Drive Nw, High River

MLS® #A2247564

**\$634,900**

3 Bedroom, 3.00 Bathroom, 2,110 sqft

Residential on 0.14 Acres

Highwood Village, High River, Alberta

OPEN HOUSE SUNDAY SEPTEMBER 7

11AM-2PM COME AND FALL IN LOVE!!!

IMMEDIATE POSSESSION AVAILABLE!!!

Welcome home!!! This beauty is located conveniently on a great street and backs onto a green space and is a short walk to the lake, spray park, pump track and park!! When you walk in you are welcomed by so many neat features from the converted closet at the entrance that is stylish and practical. The dining room that is painted a stunning grey and could also be used as a sitting room or a home office. Walk into the kitchen living room and you will see granite counter tops, new backsplash, new pantry door and new lighting. Tons of natural light floods this room making it a dream to work in. The living room is a generous size and features a gas fireplace perfect for taking the chill off on those cold winter nights. A sliding patio door leads out onto the 2 tiered deck that has built in seating! The floors have all been redone checking off all the things on the to do list. Upstairs is a huge bonus room and stunning hardwood floors through out the upper level. 2 good sized bedrooms and another 4 piece bath are located on this level. The primary bedroom features a large walk in closet and a 4 piece ensuite. Some of the tech features include a My Q wifi garage door opener, Eco B thermostat, August smart lock, Ring door bell and camera and a keypad on the garage. This house is move in ready and a must see!!!



Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247564    |
| Price          | \$634,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,110       |
| Acres          | 0.14        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1617 High Park Drive Nw |
| Subdivision | Highwood Village        |
| City        | High River              |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1V0A4                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)                                                |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas Log                                                                                                                 |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Garden                                                                      |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Vinyl Siding                                                                |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 32                |
| Zoning         | TND               |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.