

# \$587,000 - 701 19 Street Se, High River

MLS® #A2251992

**\$587,000**

4 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.15 Acres

Sunshine Meadow, High River, Alberta

Welcome to this bright, spacious 4bdrm, 3 bath bungalow with over 2600 sq ft living space. Ideally located in a quiet, family-friendly neighborhood close to schools, parks and amenities. The main floor offers a bright, open layout with 3 bdrms, 2 full baths and main floor laundry. The sunken living room is perfect for movie nights while the kitchen caters to the chef offering oak cabinetry, S/S appliances and plenty of counter and cupboard space to be had. Just off the functional kitchen is a generous sized enclosed porch perfect for enjoying your morning coffee or entertaining guests and family. The fully finished basement below features a lighted staircase, a large entertainment area with a wet bar perfect for large gatherings or family game night. The large 4th bdrm with a full 3pc bath is perfect for overnight guests or extended family. There is plenty of space to set up a hobby room as well as a library with plenty of storage space already added. Enjoy outdoor living and gardening with the generous fenced backyard with plenty of space for your holiday trailer/RV and a good sized shed for all your outdoor toys and tools. Take advantage of the 22' X 24" garage with plenty of shelving and storage to be found with easy access into the main boot room / laundry room. Need a lift? This garage can accommodate, offering high ceilings, perfect for the car enthusiast! This bright and spacious home is perfect for growing families, entertainers or multi-generational living. Commuting to Calgary? This home is just a



short drive to highway 2 offering easy access. This home has so much to offer it is a must see to appreciate!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251992    |
| Price          | \$587,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,350       |
| Acres          | 0.15        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 701 19 Street Se |
| Subdivision | Sunshine Meadow  |
| City        | High River       |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1V 1T1          |

### Amenities

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

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Wet Bar, Central Vacuum                                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Central, Natural Gas                                                                                                     |
| Cooling           | Central Air                                                                                                              |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard, Front Yard    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 12                |
| Zoning         | TND               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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