

# \$539,900 - 817 Riverside Drive Nw, High River

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MLS® #A2241310

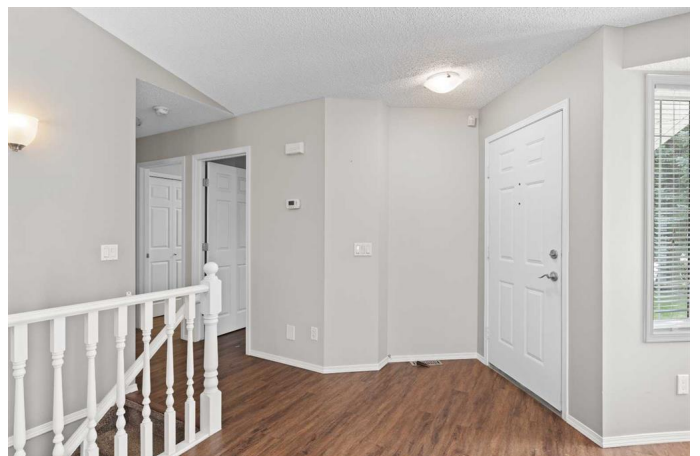
**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,283 sqft

Residential on 0.03 Acres

High River Golf Course, High River, Alberta

1200 square foot Villa backing onto a green area. This home is immaculate and well maintained. It has all up to date colours and finishes with vinyl plank flooring throughout the main level, and a beautiful white kitchen with under counter lighting, stainless steel appliances, clean bright white tiles, a pantry and lots of natural light. The living and dining room are very spacious and have a vaulted ceiling, and the master bedroom is a large 17' x 12' and has a walk-in closet and an ensuite with a stall shower. There is also a laundry room with cupboards and a sink, a second full bathroom, and a second bedroom or den on the main floor. Downstairs is fully finished including a big family room with a fireplace, a full bathroom, a bedroom and lots of storage. The home has a dining room plus the kitchen has a bright sunny space for a kitchen table. There is no poly-b plumbing in this home. There is a shady and private covered deck plus a patio that will easily contain a small dog. Click the multimedia tab for an interactive virtual 3D tour, additional photos and floor plans.



Built in 1997

## Essential Information

MLS® #                      A2241310

Price                        \$539,900

Bedrooms                3

|                |                     |
|----------------|---------------------|
| Bathrooms      | 3.00                |
| Full Baths     | 3                   |
| Square Footage | 1,283               |
| Acres          | 0.03                |
| Year Built     | 1997                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 817 Riverside Drive Nw |
| Subdivision | High River Golf Course |
| City        | High River             |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1V 1S3                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings   |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas, Mantle, Recreation Room                                                                                                    |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Finished, Full                                                                                                                  |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Landscaped, Level, No Neighbours Behind, Private |
| Roof            | Asphalt Shingle                                                                |
| Construction    | Wood Frame                                                                     |
| Foundation      | Poured Concrete                                                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 15              |
| Zoning         | TND             |
| HOA Fees       | 126             |
| HOA Fees Freq. | MON             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Southern Realty |
|----------------|------------------------|

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