

# \$599,900 - 81 3 Street Se, High River

MLS® #A2251084

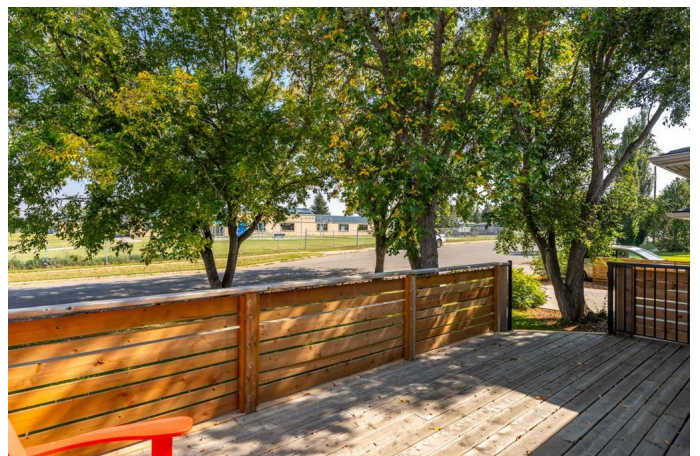
**\$599,900**

5 Bedroom, 2.00 Bathroom, 1,128 sqft

Residential on 0.19 Acres

North Central High River, High River, Alberta

This bright and immaculate bungalow has been fully renovated and offers a modern, welcoming feel throughout. The home features a stunning kitchen with quartz countertops, a stylish tile backsplash, an undermount sink, built-in gas range with pot filler, built-in microwave, flush-mount refrigerator, newer dishwasher, and oven. The sunny open floor plan includes a cozy living room with a freestanding gas fireplace, three bedrooms on the main level, and two additional large bedrooms plus a spacious family room on the lower level. Garden doors off the dining area lead to a large deck with a covered gazebo, creating the perfect spot for outdoor entertaining. From here, enjoy easy access to the hot tub and views of the west-facing backyard. The private yard is beautifully landscaped with mature trees and professional pruning, and it also features a charming, heated 110 sq. ft. garden studio filled with natural light—ideal for a home office, art space, or relaxation retreat. The tandem garage measures 16' x 34', accommodates two vehicles, and is insulated and heated, with the added convenience of a roll-up door to the backyard. The property itself is 69' wide by 120' deep with back lane access. Located on a quiet street in an established neighborhood, this home is directly across from a playground, just one block from Birchwood Park, and within a five-minute walk of downtown. Additional highlights include central a/c, large daylight



windows in the lower level and a front deck thatâ€™s perfect for enjoying the morning sun. Please click the multimedia tab for the interactive 3D tour and floor plans.

Built in 1960

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251084    |
| Price          | \$599,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,128       |
| Acres          | 0.19        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 81 3 Street Se           |
| Subdivision | North Central High River |
| City        | High River               |
| County      | Foothills County         |
| Province    | Alberta                  |
| Postal Code | T1V 1H6                  |

**Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 2                                                                  |
| Parking        | Double Garage Detached, Driveway, Heated Garage, Insulated, Tandem |
| # of Garages   | 2                                                                  |

**Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, Vinyl Windows                                                                              |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                   |

|                 |                |
|-----------------|----------------|
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt                                                  |
| Construction      | Wood Frame                                               |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 5                    |
| Zoning         | TND                  |

## Listing Details

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

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