

\$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	28
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.