

# \$539,900 - 813 Riverside Drive Nw, High River

MLS® #A2230093

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.10 Acres

High River Golf Course, High River, Alberta

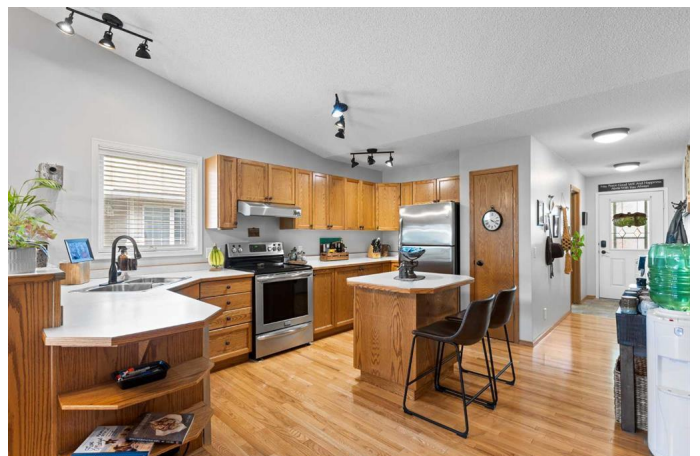
This 1305 sq ft villa has 3 bedrooms, 3 full bathrooms, and a unique, open floorplan. The main floor is welcoming with real hardwood floors, vaulted ceilings and a spacious, bright living room that opens onto the covered back deck that looks onto the west-facing back yard. The primary bedroom has a walk-in closet, a 4-piece ensuite, and is large enough to hold a king size bed. This level also has a 4-piece guest washroom, an office, and large kitchen with a pantry and island. In the fully developed basement is a 29x29'™ rec room, a third full bathroom, as well as another bedroom that has access to a large and handy storage room. The beautiful back yard has no neighbours behind, mature trees, gorgeous gardens, and a patio that is perfect for sitting in the sun. This immaculate home has been freshly painted and has many upgrades including central air conditioning, water softener, central vacuum, newer hot water tank, new carpet in the basement and NO poly B. Close to golfing and shopping, and with HOA fees of only \$126 per month, lawn maintenance and snow removal are taken care of for you. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 1997

## Essential Information

MLS® #                   A2230093

Price                     \$539,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,305                  |
| Acres          | 0.10                   |
| Year Built     | 1997                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 813 Riverside Drive Nw |
| Subdivision | High River Golf Course |
| City        | High River             |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T1V 1S3                |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Snow Removal                     |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)      |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                             |
| Cooling           | Central Air                                                                                                                            |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                         |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | TND             |
| HOA Fees       | 126             |
| HOA Fees Freq. | MON             |

**Listing Details**

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

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