

# \$434,900 - 1712a 7 Avenue Se, High River

MLS® #A2251382

**\$434,900**

4 Bedroom, 3.00 Bathroom, 1,148 sqft

Residential on 0.16 Acres

Sunshine Meadow, High River, Alberta

Sunshine Lake 1148 square foot duplex with a finished basement and an attached garage. This home is in great shape and has an excellent floorplan. The main floor has two bedrooms, a large living room with a vaulted ceiling and fireplace, a kitchen with quartz counters and lots of cupboards and workspace, and a dining room that opens onto the private backyard and deck. It also has a main floor laundry, two piece bathroom and mudroom, and hardwood flooring. The basement includes a spacious family room with a bar, two bedrooms, a second full bathroom and lots of storage space. Outside there is a low maintenance fully fenced back yard that is very private and finished with a covered deck, lots of patio space, a firepit and it has a garden shed. An attached garage is a full 23.5' deep and is heated, and the driveway is wide enough to park two vehicles. The property has a back lane and is only steps away from Sunshine Lake. Click the multimedia link to see the interactive 3D tour, floor plans, and photo gallery.

Built in 1997

## Essential Information

MLS® #	A2251382
Price	\$434,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,148
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	1712a 7 Avenue Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1S5

### **Amenities**

Parking Spaces	3
Parking	Driveway, Oversized, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Dry Bar, No Smoking Home, Pantry
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 26th, 2025
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX Southern Realty
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