

# \$640,000 - 1016 17 Street Se, High River

MLS® #A2212452

## \$640,000

5 Bedroom, 3.00 Bathroom, 1,152 sqft  
Residential on 0.03 Acres

Sunshine Meadow, High River, Alberta

Make them jealous by showing off your new home in beautiful High River, Alberta! It's located out of the flood zone, nestled on a corner lot and features 5 BEDROOMS, 3 FULL BATHS and a BONUS crawl space for the kids. This home has it ALL!! RENOVATED kitchen, NEW stainless steel appliances, NEW furnace, NEW deck with a NEW energy efficient patio door, NEW floors on the main area, NEW upstairs bathroom, NEW water softener, NEW high efficiency furnace, NEW air conditioning system, NEW gas bbq lines, bundled with a convenient underground irrigation system!! NEW,NEW,NEW!! This place is just AWESOME! Sign on the dotted line today, as this property is not going to last long! \*\*\*OPEN HOUSE \*\*\*- April 19 and 20th from 11am to 2pm (the EASTER BUNNY will be there too! So, so should you!)

Built in 1997

### Essential Information

MLS® #	A2212452
Price	\$640,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,152
Acres	0.03
Year Built	1997



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1016 17 Street Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1P9

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, On Street, Outside, Oversized, Parking Pad, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Stove, Garburator, Microwave, Microwave Hood Fan, Washer/Dryer, Water Softener, Window Coverings
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Family Room, Free Standing, Fire Pit
Has Basement	Yes
Basement	Crawl Space, Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Level, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 17th, 2025  
Days on Market            4  
Zoning                      TND

**Listing Details**

Listing Office              MaxWell Capital Realty

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