

901 Riverside Drive NW
High River, Alberta

MLS # A2161671



\$525,000

Division:	Vista Mirage		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,380 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Enjoy retirement living in the desirable NW community of High River, conveniently located near Highwood Golf. 1,380 sq. ft. bungalow with an open concept living room and dining room. The master bedroom features a luxurious 5 piece ensuite which includes a jetted tub. The kitchen boasts oak cabinets and laminate countertops, and features a new deck that faces west. The spacious dining room is accented with a built-in oak china cabinet. If you need an office or a tv/sitting room, the larger den is perfect for both! The unique staircase, cascades wider at the bottom, leads to a spacious family room. The basement includes a generous family room, an additional bedroom and a 3 piece bathroom. A large storage room provides ample space. Recent updates include a new deck, deck cover and shingles in 2022. Take advantage of this retirement "lock and leave" opportunity, with the Home Owners Association handling lawn care in the summer and snow removal in the winter.