

1901 Riverside Road NW  
High River, Alberta

MLS # A2162564



## \$519,900

<b>Division:</b>	Vista Mirage		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shelving In Garage and Basement Storage Room

Welcome to Riverside Road, where you will find a friendly lifestyle community. This beautiful bungalow villa offers a unique retreat located in walking distance to pathways, parks, the Highwood Golf Course and so much more. Thoughtfully maintained, this home exudes pride of ownership from the moment you step through the front door. Upon entering you are welcomed by vaulted ceilings through the open and bright living and dining areas. This home is complimented by beautiful vinyl plank hardwood flooring; allowing for a beautiful seamless flow. In the kitchen, there is ample countertop space, cabinetry and drawer space. The large wall pantry adds to this functional kitchen. You are greeted with an abundance of natural light in the kitchen's spacious dining nook. The transition to your outdoor living space is conveniently located off the kitchen and is complimented by the large covered west facing deck. There you will find a natural gas connection for all your barbecuing needs. On the main level there is a large primary bedroom with walk-in closet, in addition to a four-piece ensuite, large soaker tub and walk-in shower. The front den / bedroom in this home is a perfect multi purpose space. There is a separate main floor laundry off the garage allowing for all of the conveniences to be on one level. The fully developed basement has an additional bedroom, family and games area, a four-piece bathroom, and large utility room. This home is unique as it faces an open green space in addition to backing onto a pathway and park area. There is so much this home has to offer; you must see it to truly appreciate it all. Take this opportunity to make it your own.