

# \$499,999 - 1313 9 Avenue Se, High River

MLS® #A2215974

**\$499,999**

5 Bedroom, 3.00 Bathroom, 1,205 sqft  
Residential on 0.10 Acres

Sunshine Meadow, High River, Alberta

Welcome to your new home in the highly sought-after community of Sunshine Meadows!

This meticulously maintained bungalow offers exceptional value, space, and versatility for modern family living. With five bedrooms, three bathrooms, a heated double garage with rear lane access, and a spacious deck for outdoor enjoyment, homes with this much to offer are increasingly rare.

Thoughtful upgrades provide both comfort and long-term efficiency: solar panels (2024) to reduce your energy bills, triple-pane windows (2021) for enhanced insulation, and new roofs installed in 2020 (home) and 2023 (garage) for peace of mind. The garage door was refurbished in 2025, and a full irrigation system (2020) keeps the yard looking its best with minimal effort.

Inside, the bright and inviting main floor features a generous living room and an open-concept kitchen with plenty of cupboard space. The adjacent dining area is ideal for both daily meals and entertaining, with patio doors leading to the expansive deck—perfect for hosting summer BBQs or enjoying a quiet morning coffee.

The primary bedroom includes a roomy closet and a private 2-piece ensuite, while two additional bedrooms and a 4-piece family bathroom complete the main level.



Downstairs, the fully finished basement adds incredible living space, including a cozy family room ideal for movie nights or giving teens their own retreat. Youâ€™ll also find two more bedrooms, a 3-piece bathroom, and ample storage throughoutâ€”including dedicated cold storage, perfect for pantry overflow or seasonal items.

Set on a quiet, family-friendly street, this home is just steps from Sunshine Lake and Å‰cole Joe Clark School, with parks and scenic walking trails nearby. All your essentialsâ€”shopping, dining, fitness centers, and moreâ€”are within easy reach. And with Calgary only 30 minutes away, commuting is simple and convenient.

Donâ€™t miss your chance to own this spacious, energy-efficient home in a vibrant, well-established neighborhood. This gem wonâ€™t last long!

Built in 1986

**Essential Information**

MLS® #	A2215974
Price	\$499,999
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.10
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1313 9 Avenue Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1L2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Garburator, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Many Trees, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	5
Zoning	TND

### **Listing Details**

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