

# \$399,900 - 1709a 7th Avenue Se, High River

MLS® #A2237005

## \$399,900

3 Bedroom, 2.00 Bathroom, 675 sqft  
Residential on 0.09 Acres

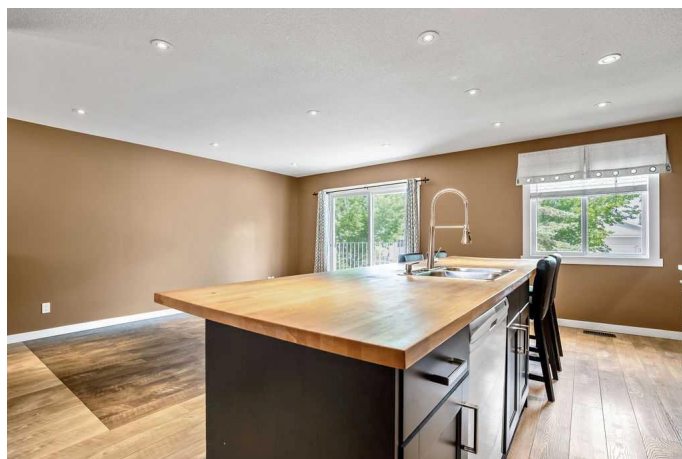
Sunshine Meadow, High River, Alberta

Attention all Buyers!! Here is your chance to own a great piece of real estate!! With no condo fees!! 3 bedroom, 2 bathroom, half duplex with front balcony and central air conditioning. There is a great yard, with rear lane access and a large 20' x 22' double detached garage. The main level is home to the kitchen/eating area, living room and the primary bedroom. The kitchen has a large island/eating bar and the primary bedroom has a 5 piece en suite bathroom and walk in closet. The basement is home to two more bedrooms, a 3 piece bathroom, a family room and a large laundry/storage room. The yard is private with rhubarb, raspberries, raised planters and is a great place to hang out. This property is close to schools, amenities, Sunshine and Emerson lake, walk/bike paths and has easy access to HWY 2. Come and see this gem before its gone.

Built in 1997

### Essential Information

MLS® #	A2237005
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	675
Acres	0.09
Year Built	1997



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	1709a 7th Avenue Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1S5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 5th, 2025
Days on Market	3
Zoning	TND

**Listing Details**

Listing Office                      Century 21 Foothills Real Estate

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