

\$485,000 - 511 Lineham Acres Drive Nw, High River

MLS® #A2252874

\$485,000

4 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.08 Acres

Lineham Acres, High River, Alberta

Welcome to 511 Lineham Acres Drive NW â€“
Where Comfort Meets Character in High River!

If youâ€™ve been dreaming of a home
thatâ€™s move-in ready, stylishly updated,
and nestled in one of High Riverâ€™s most
family-friendly pocketsâ€”you've found it!

Letâ€™s start with the basics: 2 spacious
bedrooms upstairs (yes, one has an ensuite so
you donâ€™t have to share your toothpaste),
another full bathroom, and a bright, open living
room. The newly developed basement adds
even more living spaceâ€”with 2 bedrooms
(one does not have an egress window, but it
should be easily converted) so much space,
perfect for a playroom, home office, or that
yoga studio youâ€™ve been pretending
youâ€™ll start.

The south-facing yard is private, sun-soaked,
and flanked by green space on one
sideâ€”ideal for kids, pets, or just pretending
youâ€™re in a nature documentary. The new,
oversized back deck has plenty of room for
toys, BBQs, and awkward family reunions. And
yes, thereâ€™s a charming front porch too, so
you can sip your morning coffee like
youâ€™re in a rom-com.

The double car attached garage means no
more scraping ice off your windshield in the
winter (youâ€™re welcome).



Now, let's talk neighbourhood. Lineham Acres is a gem"quiet, friendly, and close to everything that makes High River awesome. You're just minutes from walking trails that wind through scenic parks, perfect for stroller strolls or solo escapes. Schools like Spitzee Elementary and Senator Riley are nearby, so the morning drop-off won't require a GPS. And if you're a wanna be golfer, the Highwood Golf Course is a short walk away and ready to test your swing (or your patience).

Whether you're upsizing, downsizing, or just-right-sizing, this home checks all the boxes, including tee boxes! Come see it before someone else falls in love first!

Built in 1998

Essential Information

MLS® #	A2252874
Price	\$485,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,211
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	511 Lineham Acres Drive Nw
Subdivision	Lineham Acres
City	High River
County	Foothills County
Province	Alberta

Postal Code t1c1t3

Amenities

Parking Spaces 4

Parking Double Garage Attached, Parking Pad

of Garages 2

Interior

Interior Features Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Ceiling Fan(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full

Exterior

Exterior Features None

Lot Description Back Yard, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 30th, 2025

Days on Market 60

Zoning TND

Listing Details

Listing Office Real Broker

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