

# \$499,900 - 913 15 Street Se, High River

MLS® #A2225756

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,280 sqft  
Residential on 0.12 Acres

Sunshine Meadow, High River, Alberta

\*\*\* Please click on "VIDEOS" for 3D tour \*\*\*

Stunning bungalow with WEST facing back yard on a whisper quiet street in very desirable Sunshine Meadows! Amazing features include: almost 1300 sq ft main floor, 3 bedrooms, 2 bathrooms, newer windows (2022/2023), new electrical panel/wiring in basement & furnace (2013), ice cold air conditioning, alley access with RV parking, gas fireplace (could be put back to wood burning), large deck, fresh paint, insulated/drywalled front double garage, partially developed basement (framed & most electrical work done) and much more! Location is perfect - close to all schools, a 5 minute walk to both Sunshine Lake and Emerson Lake and very easy access to Calgary/Highway 2. Vacant, clean and ready for new owners! Immediate possession!

Built in 1990

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2225756  |
| Price          | \$499,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,280     |
| Acres          | 0.12      |
| Year Built     | 1990      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 913 15 Street Se |
| Subdivision | Sunshine Meadow  |
| City        | High River       |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1V 1L6          |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 4                                                                   |
| Parking        | Additional Parking, Alley Access, Double Garage Attached, Insulated |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                             |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas, Living Room                                                                                                        |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Partially Finished                                                                                                |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                                 |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

|                |     |
|----------------|-----|
| Days on Market | 14  |
| Zoning         | TND |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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