

\$434,900 - 1712a 7 Avenue Se, High River

MLS® #A2251382

\$434,900

4 Bedroom, 3.00 Bathroom, 1,148 sqft
Residential on 0.16 Acres

Sunshine Meadow, High River, Alberta

Sunshine Lake 1148 square foot duplex with a finished basement and an attached garage. This home is in great shape and has an excellent floorplan. The main floor has two bedrooms, a large living room with a vaulted ceiling and fireplace, a kitchen with quartz counters and lots of cupboards and workspace, and a dining room that opens onto the private backyard and deck. It also has a main floor laundry, two piece bathroom and mudroom, and hardwood flooring. The basement includes a spacious family room with a bar, two bedrooms, a second full bathroom and lots of storage space. Outside there is a low maintenance fully fenced backyard that is very private and finished with a covered deck, lots of patio space, a firepit and it has a garden shed. An attached garage is a full 23.5' deep and is heated, and the driveway is wide enough to park two vehicles. The property has a back lane and is only steps away from Sunshine Lake. Click the multimedia link to see the interactive 3D tour, floor plans, and photo gallery.

Built in 1997

Essential Information

MLS® #	A2251382
Price	\$434,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,148
Acres	0.16
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	1712a 7 Avenue Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1S5

Amenities

Parking Spaces	3
Parking	Driveway, Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Dry Bar, No Smoking Home, Pantry
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	15
Zoning	TND

Listing Details

Listing Office	RE/MAX Southern Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.