

# \$589,900 - 11 Stimson Road Sw, High River

MLS® #A2219420

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,193 sqft

Residential on 0.16 Acres

McLaughlin Meadows, High River, Alberta

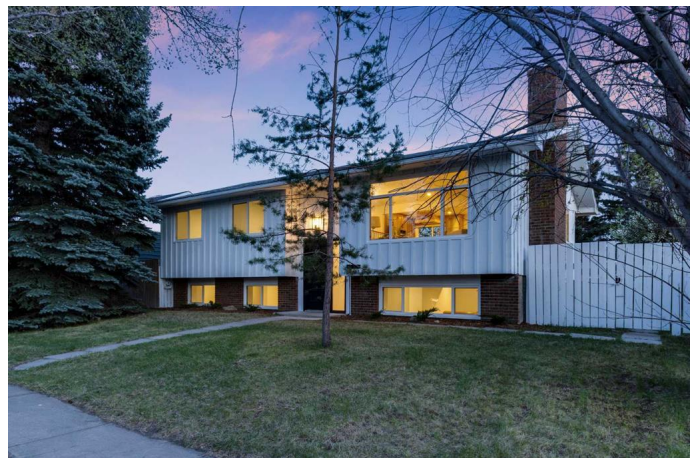
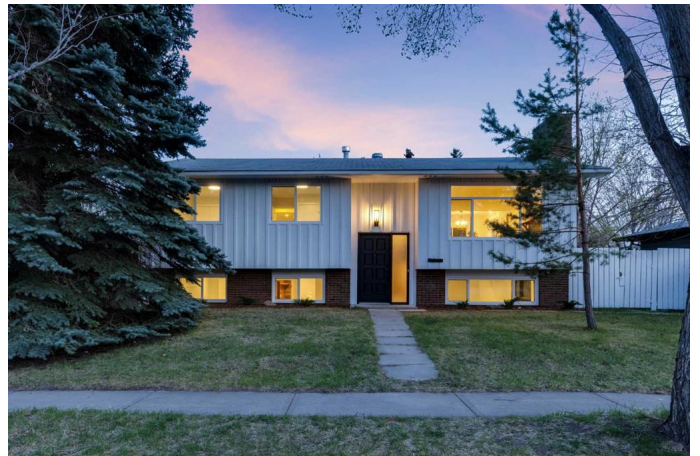
Extensively remodeled bi-level in SW High River! This 4-bedroom home (3 up, 1 down) features a bright, open-concept main floor with hardwood flooring and a beautifully updated kitchen complete with quartz countertops, brand new stainless steel appliances- built-in wall oven, 36" refrigerator, microwave, island stove, and custom hood fan. The primary bedroom has a stylish feature wall, double door closet, and 3 piece en-suite. Both levels also include tastefully updated 4-piece bathrooms. The fully developed lower level offers a spacious living area with a wet bar, custom built-in cedar in-fared sauna, and wood-burning fireplace—complemented by a second wood-burning fireplace upstairs in the living room. Utility room has a brand new hi-efficiency furnace and 50 gallon hi-efficiency hot water tank along with brand new washer and dryer. Brand new windows throughout enhance comfort and efficiency. In south facing the backyard, host your family and friends and enjoy the sunshine on the oversized 16'x16' deck, mature trees, and a gravel pad for parking or ready for your dream garage—while still leaving plenty of open green space. Come have a look today! Immediate possession available!

Built in 1975

## Essential Information

MLS® #

A2219420



|                |             |
|----------------|-------------|
| Price          | \$589,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,193       |
| Acres          | 0.16        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 11 Stimson Road Sw |
| Subdivision | McLaughlin Meadows |
| City        | High River         |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1V 1C7            |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Parking Pad, RV Access/Parking |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Quartz Counters, Sauna   |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Basement, Living Room, Mantle, Wood Burning  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other                                   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Treed |

|              |                                |
|--------------|--------------------------------|
| Roof         | Asphalt Shingle                |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 4              |
| Zoning         | TND            |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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