

\$349,000 - 1202 Prairie Sound Drive Nw, High River

MLS® #A2225213

\$349,000

2 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.04 Acres

Highwood Village, High River, Alberta

***JOIN US FOR AN OPEN HOUSE â€”

SATURDAY, JULY 12 | 12-3 PM! DON'T MISS OUT!*** FULLY RENOVATED | TURNKEY

TOWNHOME | NEW FURNACE (2024) | NEW APPLIANCES | ATTACHED GARAGE |

Welcome to this beautifully updated 2 BED + 2.5 BATH townhome in the vibrant and family-friendly community of Prairie Sound in High River! Whether you're a first-time homebuyer, small family, or savvy investor, this move-in ready home offers incredible value and modern comfort.

Recently RENOVATED FROM TOP TO BOTTOM, this home features:

Brand New Furnace (2024)

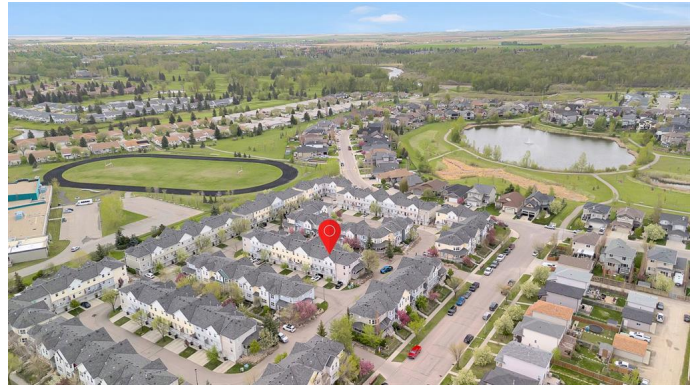
Brand New Stainless Steel Appliances

Fresh Paint, Modern Fixtures, and Stylish

Finishes Throughout

Step inside to discover a bright and functional layout designed for everyday living and entertaining. The spacious living room welcomes you with natural light and flows effortlessly into the dining area and updated kitchen. The kitchen is a standout, offering ample maple cabinetry, plenty of counter space, a raised breakfast bar, pantry, and a cozy breakfast nook that opens to your large private balcony â€” perfect for BBQs and summer lounging.

Upstairs, youâ€™ll find two large bedrooms, each with its own private ensuite and generous walk-in closet â€” ideal for roommates or a growing family. A versatile



bonus room at the top of the stairs makes a great home office, playroom, or TV lounge. Convenient upper-level laundry and a spacious linen closet complete the upper floor.

The unfinished basement offers endless possibilities – create your dream home gym, hobby space, or additional living area.

Enjoy the comfort and security of your oversized attached single garage, insulated and drywalled, with plenty of extra storage. Additional parking is available on the driveway, street, and nearby visitor stalls.

Prairie Sound is a well-maintained complex located steps from walking paths, Highwood Golf Course, Notre Dame Collegiate, playgrounds, a pump track, and a splash park. You™re also minutes from shopping and all the amenities High River has to offer.

This fully updated home combines style, space, and affordability in one of High River™s most desirable communities. Quick possession available – don™t miss your chance to make this beautifully renovated townhouse your new home!

Built in 2006

Essential Information

MLS® #	A2225213
Price	\$349,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.04
Year Built	2006

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1202 Prairie Sound Drive Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 2A3

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	90
Zoning	NCD

Listing Details

Listing Office Town Residential

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.