

# \$579,900 - 1709 4 Avenue Se, High River

MLS® #A2249833

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.01 Acres

Sunshine Meadow, High River, Alberta

Welcome to Sunshine Meadows! A fabulous place to call home! This 3 + 1 bedroom home is ready and awaiting its new family! 1400 sq ft!! One owner!!! This home is almost like new!!! The entire main level has had new paint throughout, vinyl luxury flooring, front bedroom has new carpet, the kitchen cabinets are professionally painted, new counter tops and backslashes in neutral decor! Open concept with vault ceiling in living/dining/kitchen. Both bathrooms on the main have new toilets, counters, flooring, paint and faucets! The basement was remediated by insurance after the flood. Great space for the teenager in the family or guest that like some privacy! The home owner never really used the basement so its like new as well. This home is a must see! Quick possession!! Call your favorite realtor and book your private viewing today!!!

Built in 1999

## Essential Information

MLS® #	A2249833
Price	\$579,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	0.01
Year Built	1999



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1709 4 Avenue Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1P7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 19th, 2025
Zoning	TND

### Listing Details

Listing Office

Century 21 Foothills Real Estate

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