

# \$524,900 - 533 Lineham Acres Drive Nw, High River

MLS® #A2214055

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,269 sqft  
Residential on 0.08 Acres

Lineham Acres, High River, Alberta

Welcome to 533 Lineham Acres Drive! An exceptional opportunity for buyers seeking a stylish, move-in-ready home under \$550,000. This beautifully maintained semi-detached walkout bungalow offers outstanding value, combining modern comfort and a prime location—all with no condo fees. Step inside and discover a spacious main floor featuring durable hard surface flooring throughout. The inviting living and dining area is highlighted by a cozy fireplace and custom built-in storage, creating a warm and functional space for everyday living. The bright kitchen includes a breakfast nook and direct access to a private patio overlooking the yard and park—perfect for morning coffee, outdoor dining, or entertaining friends and family. This thoughtfully designed home offers three generous bedrooms and three full bathrooms, providing flexibility for families, guests, or a home office. The primary suite is a true retreat, featuring a walk-in closet, a large ensuite with an upgraded walk-in tub, and access to the patio. The front bedroom on the main floor is ideal as a guest room or office, while the lower-level bedroom boasts a large, sunlit window with views of the backyard, offering privacy and comfort for visitors or extended family. Additional highlights include main floor laundry, a double attached garage, and abundant storage throughout; features that offer the functionality of a single-family home at an affordable price point. The durable stucco exterior enhances curb appeal and



offers low-maintenance living. Ideally located with easy access out of town and just minutes from the golf course, this home offers both tranquility and convenience. Comparable homes in this price range are in high demand, especially those offering this level of space, amenities, and value. Pride of ownership shines throughoutâ€”move in and enjoy comfortable, affordable living in a well-cared-for property that truly feels like home.

Built in 2000

### Essential Information

MLS® #	A2214055
Price	\$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,269
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	533 Lineham Acres Drive Nw
Subdivision	Lineham Acres
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1S6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Parking Pad, Side By Side

# of Garages 2

### **Interior**

Interior Features Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Bookcases

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Backs on to Park/Green Space, Landscaped, Irregular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 6

Zoning TND

### **Listing Details**

Listing Office CIR Realty

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