

# \$654,900 - 1608 High Park Boulevard Nw, High River

MLS® #A2229681

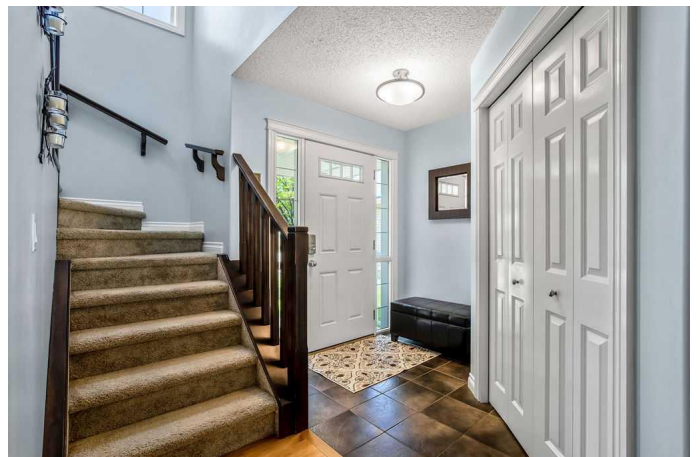
**\$654,900**

4 Bedroom, 4.00 Bathroom, 1,997 sqft

Residential on 0.13 Acres

NONE, High River, Alberta

Welcome to 1608 High Park Blvd in the NW of High River. A 1997sqft, 4 bedroom plus bonus room, 3.5 Bathroom, fully finished 2 Storey with oversized double attached garage, on a large private lot with rear lane access. The main level boasts hardwood floors and new tile in the bathroom and laundry room, has a large front entry, large kitchen, living and dining space, as well as main level laundry/mud room, walkthrough pantry and a 2pc bathroom. The kitchen is a great work space, with an island/eating bar and just got updated with new quartz counter tops and back splash as well as a new dishwasher. The living room has a cozy natural gas fireplace and the dining room has plenty of room for large families. The upper level has 3 bedrooms, the primary with a walk in closet and a 4pc en suite bathroom, a bonus room with vaulted ceilings and another 4pc bathroom. The basement is fully developed with a great games/media space, storage, a 4th bedroom and a 3pc bathroom. The yard is landscaped beautifully with trees, stone and wood planter boxes, a pave stone patio and fire pit with privacy wall, a great deck and 2 storage sheds. This property is close to schools, a lake, walk paths and bike trails, playgrounds, pump track and the spray park. It is also close to the High Wood golf course, and has quick and easy access to Tongue Creek road HWY 2 and 2A making a trip in any direction a breeze. There is also an emergency breaker that you can hook up a solar or gas generator to, in case of an



emergency/power outage. This property really is a must see, so book that showing today!!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229681    |
| Price          | \$654,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,997       |
| Acres          | 0.13        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1608 High Park Boulevard Nw |
| Subdivision | NONE                        |
| City        | High River                  |
| County      | Foothills County            |
| Province    | Alberta                     |
| Postal Code | T1C2C5                      |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached, Driveway, Enclosed |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Pantry, Storage, Vinyl Windows                                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | None                                                                                                                             |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 18              |
| Zoning         | TND             |

## Listing Details

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

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.