# \$459,900 - 1531 11 Avenue Se, High River

MLS® #A2264399

# \$459,900

4 Bedroom, 2.00 Bathroom, 1,202 sqft Residential on 0.12 Acres

Sunshine Meadow, High River, Alberta

Tucked away on a quiet street, you're just a short walk to schools, shopping, Sunshine Lake, and the scenic Happy Trails pathway systemâ€"ideal for families and outdoor enthusiasts alike.

Inside, you'll find 4 bedrooms and 2 full bathrooms, including a private primary ensuite. The upper level offers three generous bedrooms, while the fourth bedroom is located on the lower levelâ€"perfect for guests, teens, or a home office setup.

The main floor features a bright, spacious living room with a cozy gas fireplace, a cozy dining area, and an open-concept kitchenâ€"perfect for everyday living and entertaining. A convenient side mudroom/laundry area with direct access to the backyard helps keep the home tidy and organized.

The lower level includes a comfortable family room, the fourth bedroom, and a mechanical room, with access to a full crawl space offering abundant seasonal storage. For those that love the sun - this house offers windows for sun from all directions. Enjoy the morning sun in the kitchen, afternoon / evening sun from the upper bedrooms or lower family room and all-day sun that lights up the house from the skylight that is over the stairs to the upper floor.

Step outside to a beautifully landscaped and fully fenced backyard, ideal for kids, pets, or relaxing in privacy. Enjoy your morning coffee on the charming front verandah or the sunny







side deck. You'll also love the newly developed "she shed", currently used as an outdoor office/sitting roomâ€"just add a few twinkle lights, and it becomes the perfect spot to unwind at the end of the day. For additional covered storage - there are 2 sheds on West side of the house.

Cat lovers, take note! This home features custom "catios― at the front and back, allowing your furry friends to enjoy the outdoors safely within the yard.

Additional features include: Off-street parking on an oversized concrete pad, updated shingles - replaced in 2024 and Mature trees and thoughtful landscaping including 3 established raised garden beds. This home blends space, functionality, and a great location. Don't miss your opportunity to make it yours!

Built in 1997

## **Essential Information**

MLS® # A2264399

Price \$459,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,202

Acres 0.12

Year Built 1997

Type Residential Sub-Type Detached

Style 3 Level Split

Status Active

# **Community Information**

Address 1531 11 Avenue Se Subdivision Sunshine Meadow

City High River

County Foothills County

Province Alberta
Postal Code T1V 1P9

## **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Garden, Interior Lot, Landscaped, See Remarks

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed October 15th, 2025

Days on Market 20 Zoning TND

# **Listing Details**

Listing Office Century 21 Foothills Real Estate

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