

# \$555,000 - 901 16 Street Se, High River

MLS® #A2217756

**\$555,000**

4 Bedroom, 2.00 Bathroom, 1,151 sqft

Residential on 0.12 Acres

Sunshine Meadow, High River, Alberta

Warm, welcoming, and thoughtfully designed, this 4-bedroom home sits on a beautiful corner lot in a peaceful, family-friendly neighbourhood. The open main floor, with vaulted ceilings and hardwood floors, seamlessly connects the living, dining and kitchen areas, offering a perfect space for both quiet evenings and lively family gatherings. Generous sized front and side entries make coming and going a breeze, while the split-level design provides private retreats without feeling disconnected from the heart of the home. There's no shortage of storage in this home, with a massive crawl space for all your treasured keepsakes! Whether you're hosting weekend get-togethers or enjoying cozy nights in, this home has you coveredâ€”featuring a newer concrete block deck/patio with glass railings, and a man cave-worthy double detached heated garage with rear and side overhead doors that open right into the action. Thereâ€™s also secure RV parking through a massive back gate, space for a firepit, trampoline or play center all in a fully fenced yard with a separate dog run for your furry companions. Just half a block from Sunshine Lake with its huge playground and access to miles of biking and walking trailsâ€”and only two blocks to Joe Clark School, with Emerson Lake just beyondâ€”this home is ready to welcome your next chapter.

Built in 1992



## Essential Information

MLS® #	A2217756
Price	\$555,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,151
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

## Community Information

Address	901 16 Street Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1L8

## Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Partial

**Exterior**

Exterior Features	Dog Run, Private Yard, Permeable Paving
Lot Description	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	2
Zoning	TND

**Listing Details**

Listing Office	Greater Calgary 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.