

# \$569,900 - 1312 10 Avenue Se, High River

MLS® #A2229631

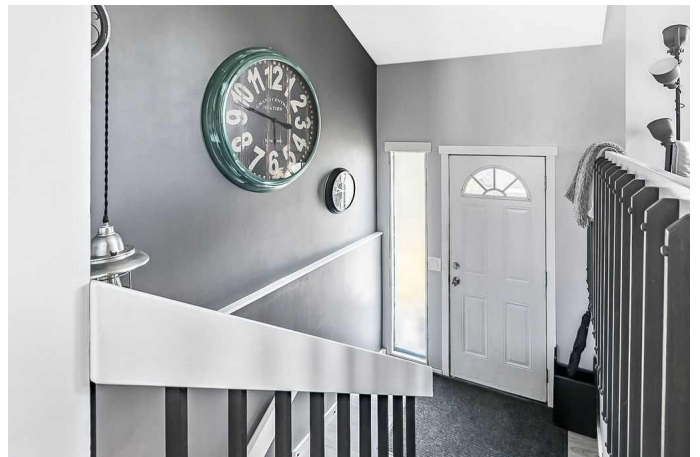
**\$569,900**

3 Bedroom, 2.00 Bathroom, 1,115 sqft

Residential on 0.10 Acres

Sunrise Meadows, High River, Alberta

Welcome to 1312 10th AVE SE! A fantastic bi level with 1114sqft, 5 bedrooms(3 up, 2 down - perfect for large families), 2 bathrooms, a partially developed basement, landscaped yard, with rear lane access and a new 24 x 24 double detached(Insulated and electrically heated) garage. The main level has 3 bedroom's, the primary with a 4 pce en suite bathroom, custom kitchen, a second 4 pce bathroom and a great living and dining space. The partially developed basement has tons of potential and is already home to; Two extra bedrooms(one used as a gym space and the other as an office/den), a hobby room, laundry and storage. Develop the rest into an amazing family/media/rec space. The front yard is beautifully landscaped, and the backyard is private with a nice deck for some out door relax time. This property is close the Emerson and Sunshine Lakes, walk and bike paths, playgrounds and schools and amenities. Here is a full list of upgrades done in the last little while!! New roof - 4 years ago, Moduleo Belgium flooring upstairs, Arabian nights granite kitchen counter tops, Kraus tap and sink in kitchen, New white oak flooring in kitchen, Soapstone granite countertop in bathroom, New HVAC heating system including central air conditioning, New large water tank, New electrical panel - new sockets, fixtures and fittings, New 24x24 garage, (insulated with heater), Gym equipment(Included in the sale) - New MAXUM Smith machine with complete set of



weights and bench and Nordic track running machine, landscaped front yard, new trees and shrubs, gapped wood wall feature, Steps and side path - stamped concrete by Big Rock, and new basement windows. Poly B has also been replaced. All this for well under 600K, book that showing today!

Built in 1986

**Essential Information**

MLS® #	A2229631
Price	\$569,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,115
Acres	0.10
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	1312 10 Avenue Se
Subdivision	Sunrise Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1L4

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

**Interior**

Interior Features	Granite Counters
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Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Range
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	56
Zoning	TND

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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