

\$539,900 - 813 Riverside Drive Nw, High River

MLS® #A2230093

\$539,900

3 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.10 Acres

High River Golf Course, High River, Alberta

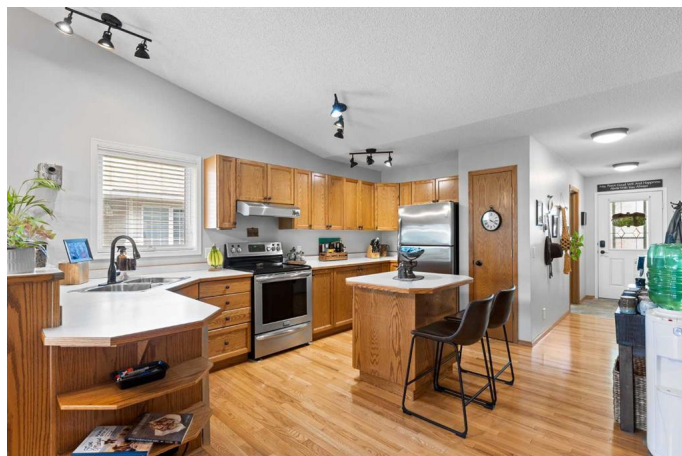
This 1305 sq ft villa has 3 bedrooms, 3 full bathrooms, and a unique, open floorplan. The main floor is welcoming with real hardwood floors, vaulted ceilings and a spacious, bright living room that opens onto the covered back deck that looks onto the west-facing back yard. The primary bedroom has a walk-in closet, a 4-piece ensuite, and is large enough to hold a king size bed. This level also has a 4-piece guest washroom, an office, and large kitchen with a pantry and island. In the fully developed basement is a 29x29â€™™ rec room, a third full bathroom, as well as another bedroom that has access to a large and handy storage room. The beautiful back yard has no neighbours behind, mature trees, gorgeous gardens, and a patio that is perfect for sitting in the sun. This immaculate home has been freshly painted and has many upgrades including central air conditioning, water softener, central vacuum, newer hot water tank, new carpet in the basement and NO poly B. Close to golfing and shopping, and with HOA fees of only \$126 per month, lawn maintenance and snow removal are taken care of for you. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 1997

Essential Information

MLS® # A2230093

Price \$539,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,305
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	813 Riverside Drive Nw
Subdivision	High River Golf Course
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1S3

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Garden

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	6
Zoning	TND
HOA Fees	126
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Southern Realty
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