

\$585,000 - 904 Riverside Drive Nw, High River

MLS® #A2210753

\$585,000

3 Bedroom, 3.00 Bathroom, 1,284 sqft
Residential on 0.11 Acres

Vista Mirage, High River, Alberta

This beautifully maintained 1,284 sq. ft. walkout villa offers the perfect blend of comfort, style, and scenic serenity. Ideally situated backing onto the picturesque Highwood Golf Course, it's a dream location for golf enthusiasts or anyone seeking peaceful, open views. Step inside to discover vaulted ceilings in the living and dining areas that create a bright, airy atmosphere—ideal for both relaxing and entertaining. The spacious primary bedroom features a 3-piece ensuite and a walk-in closet, offering both functionality and privacy. The well-appointed kitchen is equipped with stainless steel appliances and updated granite overlay countertops, which are also carried through to the ensuite, adding a cohesive, upscale feel. Recent upgrades throughout the home include brand-new doors, door and window casings as well as baseboards—enhancing the modern, refreshed look. Just off the kitchen, step onto the generous deck—an ideal spot to enjoy your morning coffee while taking in the tranquil views and watching the golfers pass by. The lower-level walkout features a spacious family room with a cozy gas fireplace, an additional bedroom, and a 4-piece bathroom. A unique bonus to this home is the additional hobby room - an exclusive feature not found in most units - bringing the total livable space to an impressive 2532 square feet. Step outside onto the large concrete patio—another ideal space to unwind and enjoy the views. The views of nature are



spectacular with many species of birds, right in your backyard! Additional highlights include a double attached garage with ample storage and a low-maintenance lifestyle. The homeowners' association takes care of lawn maintenance and snow removal, making this a perfect "lock-and-leave" property for those who travel. Enjoy High River's "Happy Trails" walking and biking paths, or simply embrace the park-like setting right in your backyard. If you're a golfer this is the home for you!

Built in 1996

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2210753 |
| Price | \$585,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,284 |
| Acres | 0.11 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 904 Riverside Drive Nw |
| Subdivision | Vista Mirage |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V 1S3 |

Amenities

| | |
|----------------|----------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Driveway |

of Garages 2

Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home, Central Vacuum
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood
Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Blower Fan, Gas, Mantle, Basement
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features None
Lot Description Lawn, Rectangular Lot, On Golf Course, Sloped, Underground
Sprinklers
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025
Days on Market 13
Zoning TND
HOA Fees 126
HOA Fees Freq. MON

Listing Details

Listing Office Century 21 Foothills Real Estate

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