

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

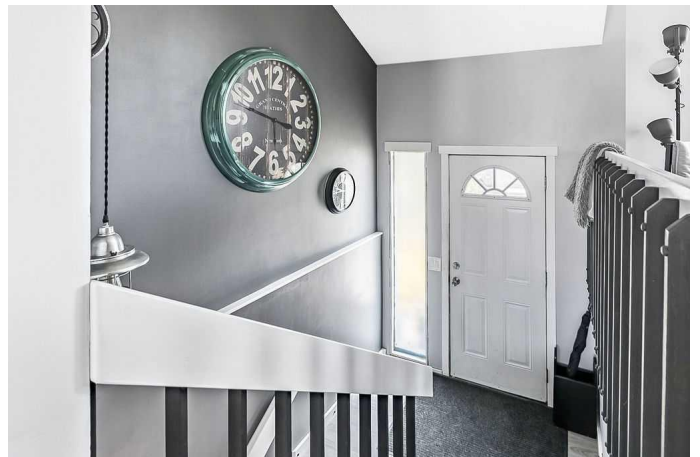
MLS® #A2229631

\$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, 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.

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 |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, 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 | 8 |
| Zoning | TND |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills 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.