

# **\$649,900 - 701 19 Street Se, High River**

MLS® #A2251992

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,350 sqft  
Residential on 0.15 Acres

Sunshine Meadow, High River, Alberta

701 19 Street SE High River, AB

Welcome to this charming 4-bedroom home, 3 on the main floor and 1 in the basement - (note the window in the basement bedroom is not egress). Built in 1998, with plenty of extras that make it stand out. Step inside to a bright and inviting space featuring a sunken living room, creating a cozy yet spacious feel. The kitchen has classic oak cabinetry that could be painted and look brand new! Tons of storage and counter-space too!

You'll find plenty of additional storage throughout the home, ensuring a clutter-free living environment. The very large, fenced yard provides a secure space for kids and pets to play and your RV to settle for the winter. And it's perfect for hosting gatherings on the large deck with maintenance-free decking right off the house. Let's not overlook the beautiful screened-in porch where you will spend countless hours. The property also includes a 22' x 24' attached garage, offering substantial space for vehicles, a workshop, or extra storage. Need a lift? This garage can accommodate!

This home combines timeless features with practical living spaces, all located in the welcoming community of High River. Just steps from multiple parks, walking paths, Sunshine Lake, shopping and Joe Clark School. Commuting to Calgary? Easy Peasy!! You'll be on Highway 2 in less than 5 minutes!



Built in 1998

## Essential Information

MLS® #	A2251992
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,350
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Villa
Status	Active

## Community Information

Address	701 19 Street Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1T1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Days on Market	1
Zoning	TND

## Listing Details

Listing Office	Real Broker
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