

\$545,000 - 1527 11 Avenue Se, High River

MLS® #A2217576

\$545,000

3 Bedroom, 3.00 Bathroom, 1,194 sqft
Residential on 0.12 Acres

Sunshine Meadow, High River, Alberta

Beautifully Renovated Four-Bedroom Home With Large Detached Garage in a Prime Location. Welcome to this stunning and thoughtfully upgraded three-level split home; offering over 1700sqft of versatile living space. Located in a quiet, sought-after neighbourhood close to schools, Sunshine Lake and shopping amenities. This home features three bedrooms on the upper level and a fourth bedroom in the bright lower level. Laminate plank flooring flows throughout; giving the home a warm and cohesive feel. The renovated kitchen is a chef's dream - complete with custom cabinetry, granite countertops, stainless steel appliances, gas stove, large island and a spacious wall pantry. A Solatube skylight brings in natural light, while the cozy bay window with built-in seating and storage enhances the charming dining nook. From the kitchen step out to the east-facing deck, perfect for morning coffee.

The living room has been freshly painted in neutral tones and features a beautiful stone-surround fireplace. Enjoy indoor-outdoor living with access to the southwest-facing deck, ideal for evening relaxation. Upstairs you'll find two bedrooms with custom-built wall beds and storage, a spacious five-piece bathroom with dual vanities and another Solatube skylight for added brightness. The primary bedroom is a true retreat, featuring a four-piece ensuite with a luxurious jetted soaker tub. The lower level is filled with natural light thanks to large south-facing windows and



includes a generous family room, perfect for movie nights or entertaining. The fourth bedroom offers flexibility as a guest room, gym or home office. A combined laundry area, storage and three-piece bathroom with walk-in shower completes the lower level. Step outside to a fully landscaped fenced yard featuring mature trees, perennials, garden shed and beautiful hardscaping – creates a true outdoor oasis. The detached oversized double garage with rear alley access provides ample parking and storage. Additional features include acrylic stucco and cultured stone exterior, rubber composite shingles with lifetime warranty and countless upgrades throughout. This move-in ready home blends comfort, style, and convenience – a must-see!

Built in 1995

Essential Information

MLS® #	A2217576
Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,194
Acres	0.12
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	1527 11 Avenue Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta

Postal Code T1V 1P9

Amenities

Parking Spaces 4
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Built-in Features, Kitchen Island, No Smoking Home, Storage, Vinyl Windows
Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle
Has Basement Yes
Basement Finished, Full, Crawl Space

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed
Roof Rubber
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 7th, 2025
Days on Market 7
Zoning TND

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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