

# \$724,900 - 510 9 Street Sw, High River

MLS® #A2219557

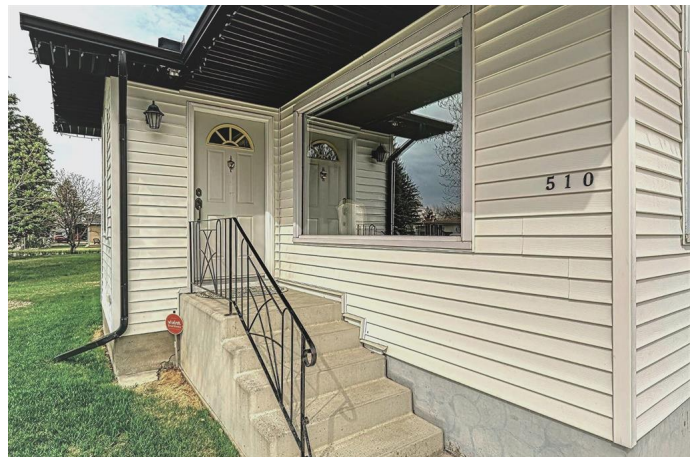
**\$724,900**

5 Bedroom, 2.00 Bathroom, 1,574 sqft

Residential on 0.22 Acres

McLaughlin Meadows, High River, Alberta

Welcome home to this 5 bedroom, 2 bathroom bungalow where memories will be created. The design and location of this home creates an inviting atmosphere that will be the heart of all family and friends get togethers. Walk into the front entry that will lead you to the living room with a large window(s) that you can appreciate looking out to see the quietness around you. The kitchen has many cherry cabinets, built in china cabinet and a large island that will be the focal point where all the bustling hub of activity is, and the meals can be prepared and shared. Make the primary bedroom your sanctuary as there is never such a thing as having too much space. ie) Make a space for meditation or add some comfortable chairs for reading. The ideas are endless. The 2 additional bedrooms, 4 pc bathroom and the large porch room with cabinets at the back of the home complete the main floor. Downstairs you will also find another family room, 2 more big bedrooms, 3 pce bathroom, spacious storage room, pantry, and laundry room. Move outside to the significantly sizable lot that has a driveway leading to a double detached garage and an additional heated shop. Behind the garage/shop you can have small rv parking or make it into a garden. Enjoy the apples and raspberries in the summer while you enjoy the private backyard with mature trees and bushes as you sit on deck or play in the playhouse where you could add a slide and swings. More storage in the backyard as the sheds will



accommodate any storage space you need. Come and see what this home has to offer, you will not be disappointed. The windows that were replaced in 1996 are large and give all the natural light that you will ever need, shingles replaced in 2015, furnace replaced in 2013, HWT replaced in 2014, In slab heating in the basement. Perfect location to get to Shopping, School, Parks, Walking Paths, George Lane Park, Recreation Center, Hospital, Medical/Dental Centers, Wales Theatre, "Take-Out", Golf, and a short drive to the, Drive-In Theatre / Rodeo Grounds and so much more. 25(ish) minutes to Calgary and 20(ish)minutes to Okotoks.

Built in 1964

### **Essential Information**

MLS® #	A2219557
Price	\$724,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,574
Acres	0.22
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	510 9 Street Sw
Subdivision	McLaughlin Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1C1

### **Amenities**

Parking Spaces	6
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Parking Pad, RV Access/Parking, See Remarks, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, See Remarks
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Brush, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	TND

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.