

# \$469,900 - 437 Freeman Way Nw, High River

MLS® #A2230912

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.12 Acres

NONE, High River, Alberta

Welcome to the perfect retirement property in Polo Park! This beautifully maintained villa offers a spacious open-concept layout the moment you step through the front door. The kitchen, dining, and living areas flow seamlessly, creating an ideal space for both relaxing and entertaining. A dining room at the front of the home offers flexibility—it could easily be converted into a den or what you desire. The bright kitchen features classic oak cabinetry, granite countertops, a convenient eating bar, and traditional white appliances. Large windows in the living and dining areas flood the space with natural light. Step outside from the living room to a west-facing covered deck—perfect for enjoying your morning coffee in the summer months. The spacious primary bedroom includes a 3-piece ensuite, and a generous walk-in closet. A full oversized 4-piece bathroom with stackable laundry completes the main floor. The developed basement adds even more living space with a family room, cozy fireplace, additional bedroom, and a large storage area. Perfect privacy for guests. In the backyard, the lower patio off of the deck offers a charming space to display your potted plants and create your own outdoor retreat. Raspberry bushes surround the deck and make your favorite pie with the abundant rhubarb perennial. Updates to note are granite counter tops, large deck cover and hot water tank was replaced in July 2024. This lovely villa is located in a quiet, friendly retirement community. Golfers will love



the proximity to the Highwood Golf "just a short walk away! Whether you're looking to settle in or need a low-maintenance "lock and leave" lifestyle, this property offers it all. Small pets allowed under 35 pounds.

Built in 2001

### Essential Information

MLS® #	A2230912
Price	\$469,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,240
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### Community Information

Address	437 Freeman Way Nw
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1R2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Vaulted Ceiling(s), Central Vacuum
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	19
Zoning	TND

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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