

\$725,000 - 524 4 Street Sw, High River

MLS® #A2269761

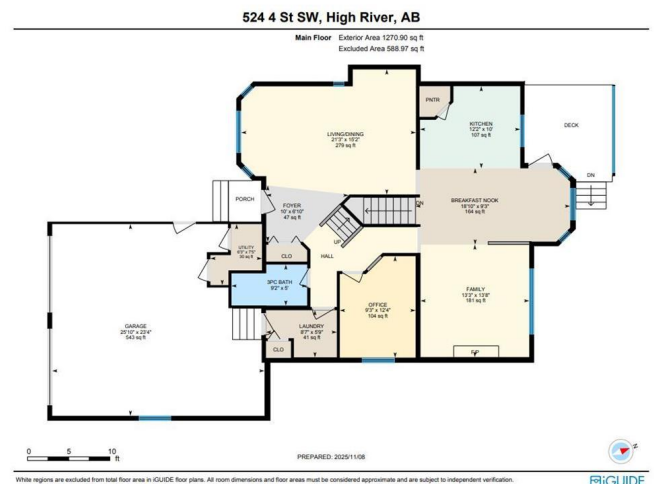
\$725,000

4 Bedroom, 4.00 Bathroom, 2,328 sqft
Residential on 0.25 Acres

Old Rodeo Grounds, High River, Alberta

Tucked away on a quiet, tree lined street in one of High River's most loved neighborhoods, this beautiful 2 storey home offers the perfect balance of space, warmth, and functionality, the kind of home where every room tells a story and every space invites you to stay awhile.

Step inside to a bright, welcoming foyer that opens to a spacious living and dining area, ideal for hosting family dinners or cozy nights in. The kitchen is warm and practical with plenty of counter space, a breakfast nook that catches the morning sun, and views out to your private backyard, a perfect place for morning coffee or weekend brunch. A comfortable family room offers a second space for relaxing or movie nights, while the main-floor office makes working from home a breeze. The main floor laundry and 3 piece bath add everyday convenience, and the oversized double garage ensures there's space for vehicles, tools, and all the extras that come with busy family life. Upstairs, unwind in your primary retreat, a large, light-filled room with a 4 piece ensuite and generous walk-in closet. Two more spacious bedrooms and another full bath provide plenty of room for family or guests. The fully finished basement is made for making memories, with a large recreation room, bar area, great room, and even a guest bedroom and bath, there's space here for game nights, hobbies, or your very own home theater.



Outside, the private backyard offers room to relax, garden, or entertain, a peaceful oasis where kids can play, friends can gather, and summer evenings stretch just a little longer. Located within walking distance of schools, parks, the river pathways, and High River’s charming downtown, this home delivers more than just space, it offers a lifestyle filled with community, comfort, and connection.

Built in 1996

Essential Information

MLS® #	A2269761
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,328
Acres	0.25
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	524 4 Street Sw
Subdivision	Old Rodeo Grounds
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1B6

Amenities

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

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Satellite TV Dish
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	9
Zoning	TND

Listing Details

Listing Office	CIR Realty
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