

# \$575,000 - 901 16 Street Se, High River

MLS® #A2209654

## \$575,000

4 Bedroom, 2.00 Bathroom, 1,121 sqft  
Residential on 0.12 Acres

Sunshine Meadow, High River, Alberta

Welcome to this charming and well-maintained home in a prime location near schools, shopping, restaurants, and the beautiful Sunshine and Emerson Lake walking paths. Step inside to vaulted ceilings, warm hardwood floors, and a bright, inviting layout. The kitchen and other parts of the home was thoughtfully updated around 2014 with modern cabinetry, backsplash, plumbing, and appliances—including washer and dryer. Upstairs features three spacious bedrooms, while the basement level offers a cozy gas fireplace with thermostat control and colour-changing flames, plus a full 3-piece bath and a fourth bedroom perfect for guests or a home office. The oversized heated garage is anyones dream with extra height stylish wood trim and additional side garage door for convenience. A perfect blend of comfort, style, and location—come see it before itâ€™s gone!

Built in 1992

## Essential Information

MLS® #	A2209654
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.12



Year Built	1992
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	901 16 Street Se
Subdivision	Sunshine Meadow
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1L8

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	21
Zoning	TND

## **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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