

**1531 11 Avenue SE
High River, Alberta**

MLS # A2264399



\$459,900

Division:	Sunshine Meadow		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,202 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Sheds x 2, Catio's x 2 (Front and Back)

Tucked away on a quiet street, you're just a short walk to schools, shopping, Sunshine Lake, and the scenic Happy Trails pathway system—ideal for families and outdoor enthusiasts alike. Inside, you'll find 4 bedrooms and 2 full bathrooms, including a private primary ensuite. The upper level offers three generous bedrooms, while the fourth bedroom is located on the lower level—perfect for guests, teens, or a home office setup. The main floor features a bright, spacious living room with a cozy gas fireplace, a cozy dining area, and an open-concept kitchen—perfect for everyday living and entertaining. A convenient side mudroom/laundry area with direct access to the backyard helps keep the home tidy and organized. The lower level includes a comfortable family room, the fourth bedroom, and a mechanical room, with access to a full crawl space offering abundant seasonal storage. For those that love the sun - this house offers windows for sun from all directions. Enjoy the morning sun in the kitchen, afternoon / evening sun from the upper bedrooms or lower family room and all-day sun that lights up the house from the skylight that is over the stairs to the upper floor.

Step outside to a beautifully landscaped and fully fenced backyard, ideal for kids, pets, or relaxing in privacy. Enjoy your morning coffee on the charming front verandah or the sunny side deck. You'll also love the newly developed "she shed", currently used as an outdoor office/sitting room—just add a few twinkle lights, and it becomes the perfect spot to unwind at the end of the day. For additional covered storage - there are 2 sheds on West side of the house. Cat lovers, take note! This home features custom "catios" at the front and back, allowing your furry friends to enjoy the outdoors safely within the yard. Additional features

include: Off-street parking on an oversized concrete pad, updated shingles - replaced in 2024 and Mature trees and thoughtful landscaping including 3 established raised garden beds. This home blends space, functionality, and a great location. Don't miss your opportunity to make it yours!