

\$555,000 - 901 16 Street Se, High River

MLS® #A2217756

\$555,000

4 Bedroom, 2.00 Bathroom, 1,151 sqft

Residential on 0.12 Acres

Sunshine Meadow, High River, Alberta

Warm, welcoming, and thoughtfully designed, this 4-bedroom home sits on a beautiful corner lot in a peaceful, family-friendly neighbourhood. The open main floor, with vaulted ceilings and hardwood floors, seamlessly connects the living, dining and kitchen areas, offering a perfect space for both quiet evenings and lively family gatherings. Generous sized front and side entries make coming and going a breeze, while the split-level design provides private retreats without feeling disconnected from the heart of the home. There's no shortage of storage in this home, with a massive crawl space for all your treasured keepsakes! Whether you're hosting weekend get-togethers or enjoying cozy nights in, this home has you coveredâ€”featuring a newer concrete block deck/patio with glass railings, and a man cave-worthy double detached heated garage with rear and side overhead doors that open right into the action. Thereâ€™s also secure RV parking through a massive back gate, space for a firepit, trampoline or play center all in a fully fenced yard with a separate dog run for your furry companions. Just half a block from Sunshine Lake with its huge playground and access to miles of biking and walking trailsâ€”and only two blocks to Joe Clark School, with Emerson Lake just beyondâ€”this home is ready to welcome your next chapter.

Built in 1992



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2217756 |
| Price | \$555,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,151 |
| 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 | 4 |
| Parking | Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas, Mantle, Stone |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Dog Run, Private Yard, Permeable Paving |
| Lot Description | Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Wood |

Additional Information

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|----------------|---------------|
| Date Listed | May 6th, 2025 |
| Days on Market | 5 |
| Zoning | TND |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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