

# \$539,900 - 104 High Ridge Place Nw, High River

MLS® #A2216662

**\$539,900**

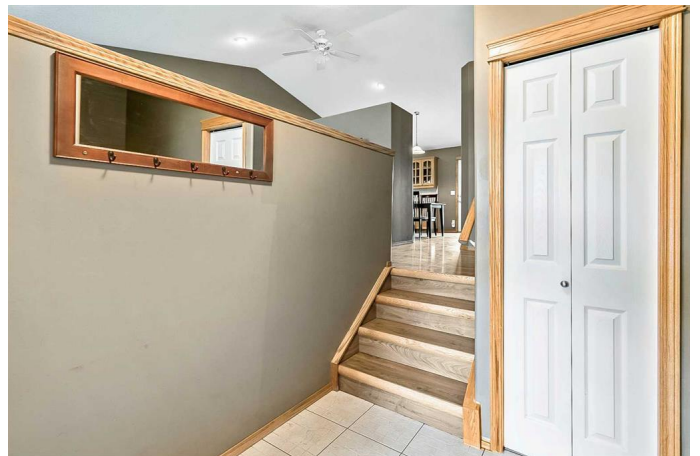
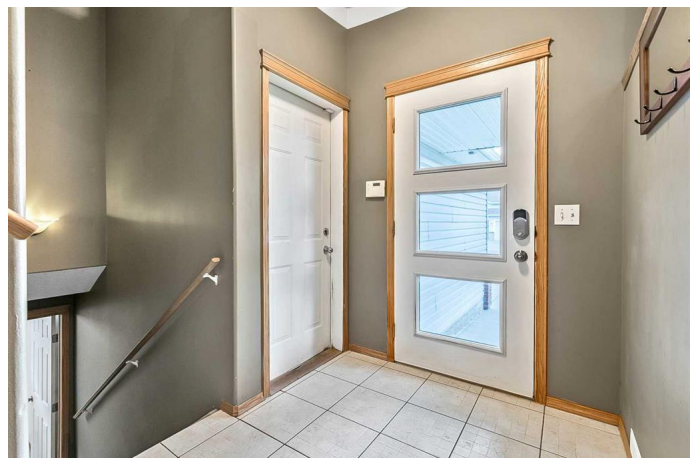
5 Bedroom, 3.00 Bathroom, 1,104 sqft

Residential on 0.18 Acres

Highwood Village, High River, Alberta

Looking for a quiet location and a huge lot?? Check out this bi-level home - located in a quiet cul-de-sac with an oversized lot (52.5ft x 150ft) this property will give your family ample room to enjoy the space both inside and out. The front family room has vaulted ceilings, large windows for great natural light, a corner gas fireplace with stone surround. Kitchen also features vaulted ceilings, oak cabinets and a huge corner pantry. Access to the back yard is off the kitchen area. There are 3 bedrooms and 2 baths that complete the main floor. Basement has been developed to include 2 bedrooms (windows may not meet egress), a full bathroom and a rec room. The mechanical / laundry is downstairs as well as an oversized storage closet. In the one bedroom there is a secret room that could be ideal for a cute play area / library for the kiddos. Double Attached Garage with a large driveway that can accommodate most RV's to park off-street. Yard is fully fenced for privacy. The back deck has a pergola which is a perfect spot to set up outdoor couches / table & chairs. There is also a hot tub to the side of the deck along with a storage shed and tons of yard space which would make a great space to entertain and for the kiddos to play. Located close to Highwood Lake, Notre Dame Collegiate High School, and the water spray park and walking paths. Book your showing today!

Built in 2001



## Essential Information

MLS® #	A2216662
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,104
Acres	0.18
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	104 High Ridge Place Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1X8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	8
Zoning	TND

**Listing Details**

Listing Office	Century 21 Foothills Real Estate
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