

# \$377,000 - 1202 Prairie Sound Drive Nw, High River

MLS® #A2225213

**\$377,000**

2 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.04 Acres

Highwood Village, High River, Alberta

\*\*\*JOIN US FOR AN OPEN HOUSE â€”

SATURDAY, MAY 31 | 12-3 PM! DON'T MISS

OUT!\*\*\* FULLY RENOVATED | TURNKEY

TOWNHOME | NEW FURNACE (2024) | NEW

APPLIANCES | ATTACHED GARAGE |

Welcome to this beautifully updated 2 BED +

2.5 BATH townhome in the vibrant and family-friendly community of Prairie Sound in

High River! Whether you're a first-time homebuyer, small family, or savvy investor, this move-in ready home offers incredible value and modern comfort.

Recently RENOVATED FROM TOP TO BOTTOM, this home features:

Brand New Furnace (2024)

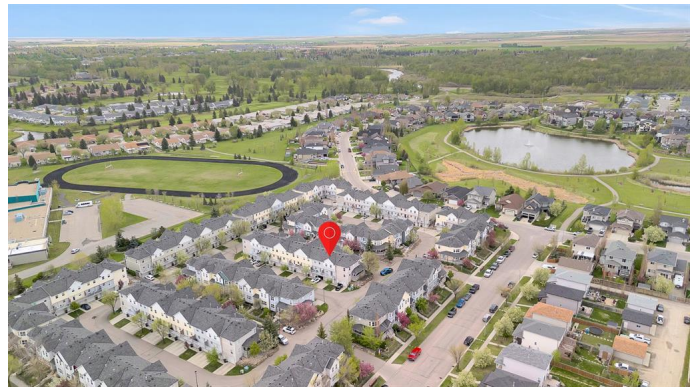
Brand New Stainless Steel Appliances

Fresh Paint, Modern Fixtures, and Stylish

Finishes Throughout

Step inside to discover a bright and functional layout designed for everyday living and entertaining. The spacious living room welcomes you with natural light and flows effortlessly into the dining area and updated kitchen. The kitchen is a standout, offering ample maple cabinetry, plenty of counter space, a raised breakfast bar, pantry, and a cozy breakfast nook that opens to your large private balcony â€” perfect for BBQs and summer lounging.

Upstairs, youâ€™ll find two large bedrooms, each with its own private ensuite and generous walk-in closet â€” ideal for roommates or a growing family. A versatile



bonus room at the top of the stairs makes a great home office, playroom, or TV lounge. Convenient upper-level laundry and a spacious linen closet complete the upper floor.

The unfinished basement offers endless possibilities – create your dream home gym, hobby space, or additional living area.

Enjoy the comfort and security of your oversized attached single garage, insulated and drywalled, with plenty of extra storage. Additional parking is available on the driveway, street, and nearby visitor stalls.

Prairie Sound is a well-maintained complex located steps from walking paths, Highwood Golf Course, Notre Dame Collegiate, playgrounds, a pump track, and a splash park. You™re also minutes from shopping and all the amenities High River has to offer.

This fully updated home combines style, space, and affordability in one of High River™s most desirable communities. Quick possession available – don™t miss your chance to make this beautifully renovated townhouse your new home!

Built in 2006

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2225213  |
| Price          | \$377,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,351     |
| Acres          | 0.04      |
| Year Built     | 2006      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1202 Prairie Sound Drive Nw |
| Subdivision | Highwood Village            |
| City        | High River                  |
| County      | Foothills County            |
| Province    | Alberta                     |
| Postal Code | T1V 2A3                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters, Storage                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | Sep. HVAC Units                                                                                          |
| Has Basement      | Yes                                                                                                      |
| Basement          | Partial, Partially Finished                                                                              |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Garden, Private Yard |
| Lot Description   | Front Yard                    |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding                  |
| Foundation        | Poured Concrete               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 41             |
| Zoning         | NCD            |

**Listing Details**

Listing Office              Town Residential

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