

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

MLS® #A2217756

**\$555,000**

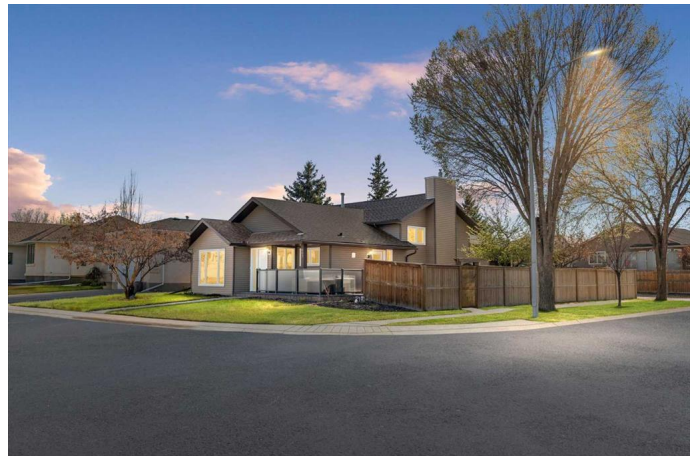
4 Bedroom, 2.00 Bathroom, 1,151 sqft

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 covered—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. There'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 trails—and only two blocks to Joe Clark School, with Emerson Lake just beyond—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**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 7             |
| Zoning         | TND           |

**Listing Details**

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

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