

\$789,000 - 442 Riverside Green Nw, High River

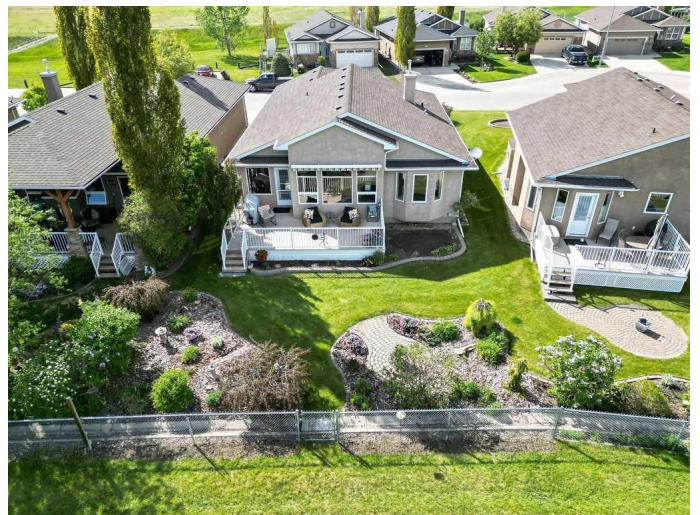
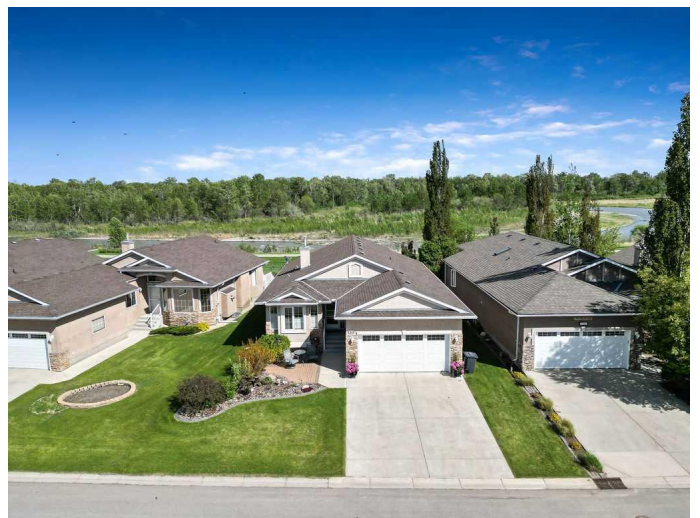
MLS® #A2225082

\$789,000

3 Bedroom, 3.00 Bathroom, 1,434 sqft
Residential on 0.13 Acres

NONE, High River, Alberta

Nestled on one of the quieter streets in the desirable NW High River, this charming bungalow offers an unbeatable setting. Enjoy peaceful living with a backyard that opens directly onto the scenic "Happy Trails" walking path, which meanders along the beautiful Highwood River. Inside, the home features an open-concept design enhanced by vaulted ceilings and large windows that fill the space with natural light. The classic oak cabinetry is beautifully complemented by updated vinyl plank flooring, creating a timeless and welcoming feel. Just off the kitchen nook and dining area, step onto the 22' 10" x 9' 8" east-facing deck overlooking the landscaped yard and enjoy tranquil views of the river valley—an ideal spot for morning coffee or evening relaxation. The generously sized primary bedroom includes a walk-in closet and an ensuite that is larger than most, offering both comfort and privacy. A bright and inviting flex room could be utilized as a bedroom or a den is located on the west side of the home, with large windows that provide abundant natural light. The developed basement features a huge family room with plenty of space that could easily be divided into a fitness area or media room. It also includes a spacious bedroom, a full bathroom, and abundant storage options. This is a great "lock and leave" opportunity as the HOA fees pay for the snow removal in the winter and landscaping/irrigation maintenance in the summer. Whether you're out for a stroll or



simply enjoying the serene views from home,
this location offers a perfect blend of nature
and neighborhood charm.

Built in 2005

Essential Information

MLS® #	A2225082
Price	\$789,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	442 Riverside Green Nw
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1M5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Free Standing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Awning(s)
Lot Description	Landscaped, Lawn, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	12
Zoning	TND
HOA Fees	145
HOA Fees Freq.	MON

Listing Details

Listing Office	Century 21 Foothills Real Estate
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