# \$724,900 - 510 9 Street Sw, High River

MLS® #A2219557

## \$724,900

5 Bedroom, 2.00 Bathroom, 1,574 sqft Residential on 0.22 Acres

McLaughlin Meadows, High River, Alberta

Welcome home to this 5 bedroom, 2 bathroom bungalow where memories will be created. The design and location of this home creates an inviting atmosphere that will be the heart of all family and friends get togethers. Walk into the front entry that will lead you to the living room with a large window(s) that you can appreciate looking out to see the quietness around you. The kitchen has many cherry cabinets, built in china cabinet and a large island that will be the focal point where all the bustling hub of activity is, and the meals can be prepared and shared. Make the primary bedroom your sanctuary as there is never such a thing as having too much space. ie) Make a space for meditation or add some comfortable chairs for reading. The ideas are endless. The 2 additional bedrooms, 4 pc bathroom and the large porch room with cabinets at the back of the home complete the main floor. Downstairs you will also find another family room, 2 more big bedrooms, 3 pce bathroom, spacious storage room, pantry, and laundry room. Move outside to the significantly sizable lot that has a driveway leading to a double detached garage and an additional heated shop. Behind the garage/shop you can have small rv parking or make it into a garden. Enjoy the apples and raspberries in the summer while you enjoy the private backyard with mature trees and bushes as you sit on deck or play in the playhouse where you could add a slide and swings. More storage in the backyard as the sheds will







accommodate any storage space you need. Come and see what this home has to offer, you will not be disappointed. The windows that were replaced in 1996 are large and give all the natural light that you will ever need, shingles replaced in 2015, furnace replaced in 2013, HWT replaced in 2014, In slab heating in the basement. Perfect location to get to Shopping, School, Parks, Walking Paths, George Lane Park, Recreation Center, Hospital, Medical/Dental Centers, Wales Theatre, "Take-Out", Golf, and a short drive to the, Drive-In Theatre / Rodeo Grounds and so much more. 25(ish) minutes to Calgary and 20(ish)minutes to Okotoks.

#### Built in 1964

### **Essential Information**

MLS® # A2219557 Price \$724,900

Bedrooms 5
Bathrooms 2.00

Full Baths 2

Square Footage 1,574 Acres 0.22 Year Built 1964

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 510 9 Street Sw

Subdivision McLaughlin Meadows

City High River

County Foothills County

Province Alberta
Postal Code T1V 1C1

#### **Amenities**

Parking Spaces 6

Parking Additional Parking, Alley Access, Double Garage Detached, Driveway,

Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Parking Pad, RV Access/Parking, See Remarks, Workshop

in Garage

# of Garages 2

Interior

Interior Features Built-in Features, Kitchen Island, No Smoking Home, Pantry, See

Remarks, Storage

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave,

Refrigerator, Washer, Window Coverings

Heating In Floor, Forced Air, Natural Gas, See Remarks

Cooling None
Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features BBQ gas line, Private Yard, Storage

Lot Description Back Lane, Back Yard, Brush, Front Yard, Fruit Trees/Shrub(s),

Landscaped, Lawn, Private, Rectangular Lot, See Remarks

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Days on Market 4

Zoning TND

**Listing Details** 

Listing Office Royal LePage Solutions

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