

# \$589,000 - 516 17th Street Se, High River

MLS® #A2257778

**\$589,000**

3 Bedroom, 4.00 Bathroom, 1,510 sqft  
Residential on 0.13 Acres

Sunshine Meadow, High River, Alberta

**\*\* Wonderful Family Home , Great Location.**  
Open Concept Kitchen, Eating Area and Livingroom with large windows, island and Fireplace creating a warm, inviting space.  
Entire Main Floor has been Beautifully Updated- vinyl plank flooring, new light fixtures and cabinet hardware, quartz counters, subway tile backsplash, all new appliances in last 3 years. Gas Fireplace with tile, wood mantel. Main floor Laundry Room features built-in cabinet, drying shelf. Washer and Dryer new in last year. Main floor renovated 2-piece Bath. Upper level has Master w Ensuite, jetted tub, 2 Additional Bedrooms and 2nd 4-piece Bath. Fully Finished basement extends living space with Family Room , Wet Bar, 4-piece Bath, Storage. Heated Double Garage.  
Spacious Fenced Back Yard - 2-tiered Deck, Pergola bench, Concrete RV Parking, Alley access, Dog Run, Shed. Bright, Sunny, Lovingly cared for Home. Don't miss this Opportunity! You'll Love This Home!

Built in 1998

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2257778  |
| Price      | \$589,000 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,510       |
| Acres          | 0.13        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 516 17th Street Se |
| Subdivision | Sunshine Meadow    |
| City        | High River         |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1V 1S5            |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Parking Spaces | 4                                                                       |
| Parking        | Alley Access, Double Garage Attached, Heated Garage, Additional Parking |
| # of Garages   | 2                                                                       |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Wet Bar                                                                            |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                                            |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full                                                                                                                                |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Dog Run                                             |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In |
| Roof              | Asphalt                                             |
| Construction      | Vinyl Siding, Wood Frame                            |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 17th, 2025  
Days on Market                54  
Zoning                              R1

**Listing Details**

Listing Office                    Royal LePage Solutions

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