

# **\$654,900 - 1608 High Park Boulevard Nw, High River**

MLS® #A2229681

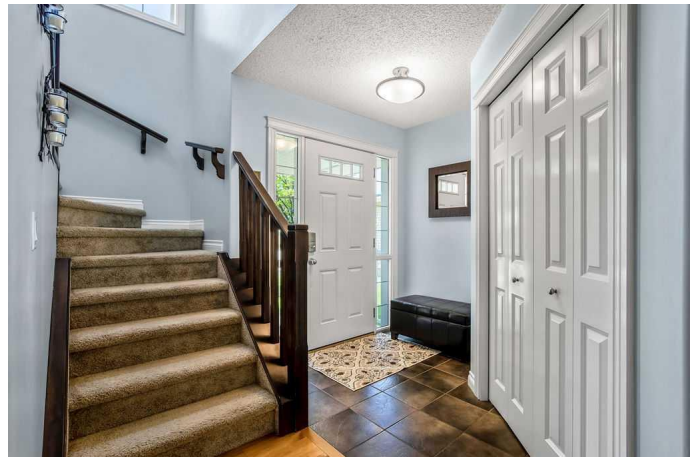
**\$654,900**

4 Bedroom, 4.00 Bathroom, 1,997 sqft

Residential on 0.13 Acres

NONE, High River, Alberta

Welcome to 1608 High Park Blvd in the NW of High River. A 1997sqft, 4 bedroom plus bonus room, 3.5 Bathroom, fully finished 2 Storey with oversized double attached garage, on a large private lot with rear lane access. The main level boasts hardwood floors and new tile in the bathroom and laundry room, has a large front entry, large kitchen, living and dining space, as well as main level laundry/mud room, walkthrough pantry and a 2pc bathroom. The kitchen is a great work space, with an island/eating bar and just got updated with new quartz counter tops and back splash as well as a new dishwasher. The living room has a cozy natural gas fireplace and the dining room has plenty of room for large families. The upper level has 3 bedrooms, the primary with a walk in closet and a 4pc en suite bathroom, a bonus room with vaulted ceilings and another 4pc bathroom. The basement is fully developed with a great games/media space, storage, a 4th bedroom and a 3pc bathroom. The yard is landscaped beautifully with trees, stone and wood planter boxes, a pave stone patio and fire pit with privacy wall, a great deck and 2 storage sheds. This property is close to schools, a lake, walk paths and bike trails, playgrounds, pump track and the spray park. It is also close to the High Wood golf course, and has quick and easy access to Tongue Creek road HWY 2 and 2A making a trip in any direction a breeze. There is also an emergency breaker that you can hook up a solar or gas generator to, in case of an



emergency/power outage. This property really is a must see, so book that showing today!!

Built in 2007

### **Essential Information**

MLS® #	A2229681
Price	\$654,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,997
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1608 High Park Boulevard Nw
Subdivision	NONE
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1C2C5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Enclosed
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	14
Zoning	TND

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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