



ID# 10763

MLS®# A1115473

\$449,900

McLaughlin Meadows 539 7 Street SW High River

Single Family
Bungalow
Year Built: 1948



3
Bedrooms



3
Bathrooms



1,579
Square Feet

For additional information on this listing
please call the Listing REALTOR® at:

403-831-9212

Property Highlights

Charming Bungalow in the SW close to schools, parks, and walking paths. Old-world charm blended with stunning new-age convenience. Home features 3 bedrooms, 2.5 baths, 1578 sq ft bungalow home. Greeted by your cozy covered front porch, enjoy a morning coffee watching the sunrise. Enter into the large living room with a character corner gas fireplace and main floor hardwood. Through the original pocket doors features the dining room complete with built-in cabinetry, and stunning rich wood details that take you a step back into time. Two sizeable bedrooms with a 3 piece jack and jill bathroom. At the rear of the home be amazed by the Chef's kitchen with plenty of large bright west-facing windows, double wall ovens, center island with sink, 65" wide side by side fridge/freezer, quartz countertops, stainless steel appliances, a large pantry,...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10763](https://rhinorealty.com/?ID=10763)



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All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$449,900

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539 7 Street SW
High River, AB T1V 1B7

GENERAL DETAILS

Community: McLaughlin Meadows
Property Type: Single Family
Style: Bungalow, detached
Year Built: 1948
of Finished Levels: 1
Sq Ft Above Grade: 1579
Total Dev'pd Sq Ft: 1579
Front Windows Face: East
Back Yard Faces: West

EXTERIOR

Exterior Finish: vinyl siding
Foundation: Concrete
Roof: Metal
Parking Type: double detached, parking pad (gravel), rv parking
Total # of Parking Spots: 3
Location Attributes: fully landscaped, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: porch, patio, landscaped, fully fenced, private yard

INTERIOR

Bedrooms: 3 total; 3 above grade
Bathrooms: one 2-piece; one 3-piece; one 5-piece; two are ensuite baths

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	12.10x15.6	3.7x4.8
Dining Room	Main Floor	12.10x11.0	3.7x3.4
Kitchen	Main Floor	15.6x13.7	4.8x4.2
Master Bedroom	Main Floor	11.4x16.6	3.5x5.1
Bedroom	Main Floor	10.0x13.11	3.0x4.0
Bedroom	Main Floor	10.0x11.5	3.0x3.5
Sun Room	Main Floor	11.4x6.5	3.5x2.0
Indoor Pool Room			
Indoor Sports			
Court/Gym			
Other	Main Floor	10.1x5.5	3.1x1.7

Basement: full, unfinished
Flooring: hardwood, laminate, tile, concrete
Fireplace(s): 1
Fireplace Fuel: Natural Gas
Heating: 1 Forced Air Furnace + In Floor
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, countertop stove, built in wall oven, hood fan, washer, dryer, dishwasher, all window coverings
Interior Features: in floor heating, stainless steel appliances, quartz counter, no smoking

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	50.0	15.24
Lot Width at Rear:	50.0	015.24
Lot Depth (Average):	129.4	39.44
Lot Area:	6480	602.0

Lot Shape: Rectangular
Real Property Report Status: Not Up-to-Date
Property Taxes: \$3634, Annual



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