

# \$589,900 - 11 Stimson Road Sw, High River

MLS® #A2219420

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,193 sqft

Residential on 0.16 Acres

McLaughlin Meadows, High River, Alberta

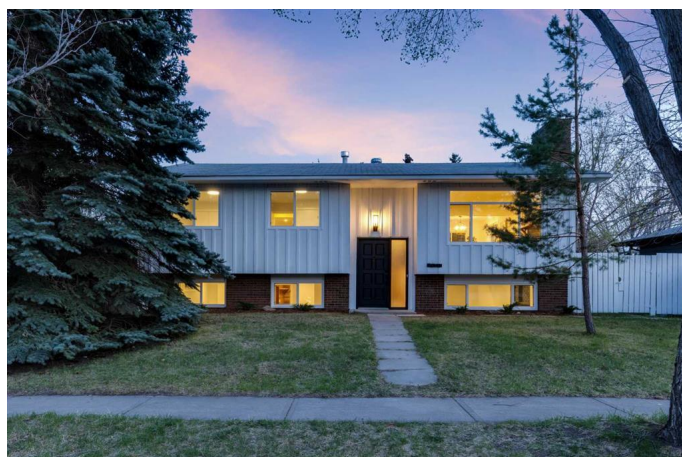
Extensively remodeled bi-level in SW High River! This 4-bedroom home (3 up, 1 down) features a bright, open-concept main floor with hardwood flooring and a beautifully updated kitchen complete with quartz countertops, brand new stainless steel appliances- built-in wall oven, 36" refrigerator, microwave, island stove, and custom hood fan. The primary bedroom has a stylish feature wall, double door closet, and 3 piece en-suite. Both levels also include tastefully updated 4-piece bathrooms. The fully developed lower level offers a spacious living area with a wet bar, custom built-in cedar in-fared sauna, and wood-burning fireplace—complemented by a second wood-burning fireplace upstairs in the living room. Utility room has a brand new hi-efficiency furnace and 50 gallon hi-efficiency hot water tank along with brand new washer and dryer. Brand new windows throughout enhance comfort and efficiency. In south facing the backyard, host your family and friends and enjoy the sunshine on the oversized 16'x16' deck, mature trees, and a gravel pad for parking or ready for your dream garage—while still leaving plenty of open green space. Come have a look today! Immediate possession available!

Built in 1975

## Essential Information

MLS® #

A2219420



Price	\$589,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,193
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	11 Stimson Road Sw
Subdivision	McLaughlin Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1C7

### Amenities

Parking Spaces	2
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	Open Floorplan, Quartz Counters, Sauna
Appliances	Built-In Oven, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Treed

Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 11th, 2025
Days on Market	6
Zoning	TND

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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