

# \$349,000 - 18 Cataract Road Sw, High River

MLS® #A2231663

**\$349,000**

3 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.04 Acres

McLaughlin Meadows, High River, Alberta

\*LOW condo fee of \$250.\* \*Immediate Possession\* \*Location! Location! Location!\*

Welcome to this recently updated 3 bedroom and 2-bathroom townhome. You can easily move right in to this home due to the extensive upgrades including New carpets, newer stove & microwave, newer windows, paint, flooring plus modern updates to the kitchen & bathrooms Plus there is a High Efficiency Furnace. The bright & open layout is ideal for your family not to mention the fully fenced backyard is fantastic for kids and pets. The main level offers a spacious family room which includes dining area(if needed), a 3 piece bathroom, a bright, white kitchen with plenty of cabinets and counter space, and a dining area with patio doors leading to your own private rear yard. The upper level has 3 bedrooms including the large primary bedroom with a huge walk-in closet, and a second full 3-piece bathroom. The fully developed basement has a large family room, a flex room that could be used as an office or gym and a huge laundry room with a laundry sink and a very spacious storage area. This property is conveniently located just steps to the outdoor skating rink, Happy Trails walking paths, Community Gardens, a playground and just minutes to downtown High River.

Built in 1976

## Essential Information



MLS® #	A2231663
Price	\$349,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.04
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	18 Cataract Road Sw
Subdivision	McLaughlin Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1C4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	12
Zoning	TND

**Listing Details**

Listing Office	Colpitts Realty Ltd.
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