

# \$749,500 - 906 Macleod Trail Sw, High River

MLS® #A2180608

## \$749,500

5 Bedroom, 3.00 Bathroom, 1,550 sqft  
Residential on 0.10 Acres

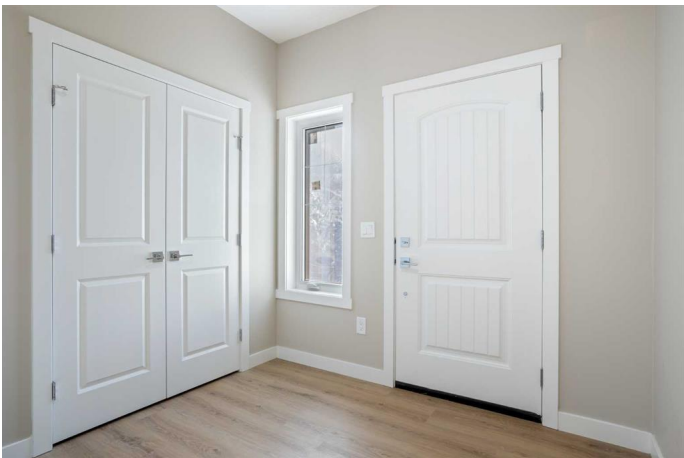
McLaughlin Meadows, High River, Alberta

This 1550 square foot bungalow has a triple garage and is fully finished. It has a great location in the old West End of High River walking distance to downtown, Spitzee School, High River Hospital and the Beachwood Nature Preserve. The main floor is a modern open plan with 9'™ ceilings, quality LVP flooring, and a big laundry & mudroom. Kitchen finishing includes quartz counters, under-mount sink, countertop lighting, beautiful tilework, and lots of storage space. Deluxe appointments in the master suite include built in cabinetry in the walk-in closet, a large full tiled glass shower and a freestanding soaker tub. The lower level has three bedrooms plus a very large family room with a built-in wet bar. There are many extras including a 16'™ deck, and two fireplaces. Please click the multimedia tab for an interactive virtual 3D tour and floor plans.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2180608  |
| Price          | \$749,500 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,550     |
| Acres          | 0.10      |
| Year Built     | 2025      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 906 Macleod Trail Sw |
| Subdivision | McLaughlin Meadows   |
| City        | High River           |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1V 1C1              |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 3                                    |
| Parking        | Alley Access, Triple Garage Attached |
| # of Garages   | 3                                    |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s), No Animal Home, No Smoking Home, Pantry |
| Appliances        | Range Hood                                                                                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | None                                                                                                                               |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                  |
| Fireplaces        | Electric, Living Room, Family Room                                                                                                 |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Finished, Full                                                                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Lane       |
| Roof              | Asphalt         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | January 31st, 2025 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 136 |
| Zoning         | TND |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Southern Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.