

# \$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 with a storage shed 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 | 27              |
| Zoning         | TND             |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Colpitts Realty Ltd. |
|----------------|----------------------|

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