$374,900 - 3 Sullivan Road Sw, High River

MLS® #A2236263

$374,900

4 Bedroom, 2.00 Bathroom, 956 sqft
Residential on 0.07 Acres

McLaughlin Meadows, High River, Alberta

Welcome to this adorable end unit tucked away on a quiet cul-de-sac in the family-friendly West end of townâ€"one of the most desirable neighbourhoods to call home!

This bright and cheerful home has everything you need to start your next chapter. The main floor features large windows that let in tons of natural light, creating a warm and inviting space in the living and dining areas. The functional galley kitchen has neutral cabinetry, a full backsplash, and is perfectly placed just off the dining roomâ€"ideal for keeping an eye on little ones while you prep meals. Youâ€™ll also love the convenience of main floor laundry and a pantry/storage area, plus easy access to the side yard for playtime or outdoor dining. To top it off the main floor also features vaulted ceilings!

Upstairs, you'll find two spacious bedrooms with vaulted ceilings and a full 4-piece bathroomâ€"plenty of room for your growing family. Need more space? The third floor offers two more bedrooms, great for a nursery, home office, or playroom. Downstairs, the finished basement includes a 3pce bathroom as well as a cozy rec roomâ€"perfect for family movie nights, playdates, or a hangout zone.

Step outside into your private, fully fenced backyardâ€"safe for kids and pets to run around. Thereâ€™s also a handy shed for extra storage. Best of all, you're just steps

from a local playground at the end of the road and within walking distance to the Happy Trails Pathway System for bike rides and weekend walks.

You'll also be close to the launch site of the town's magical Hot Air Balloon Festival every September—just imagine watching the balloons with your little ones right in your own neighborhood!

Freshly painted, professionally cleaned, and move-in ready—this home is the perfect place to plant roots. Schedule your showing today and take the first step toward homeownership!

Built in 1976

Essential Information

MLS® #	A2236263
Price	$374,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	3 Sullivan Road Sw
Subdivision	McLaughlin Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1C7

Amenities

Parking	None, On Street

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Zoning	TND

Listing Details

Listing Office	Century 21 Foothills Real Estate