

\$475,000 - 519 Lineham Acres Drive Nw, High River

MLS® #A2259670

\$475,000

3 Bedroom, 2.00 Bathroom, 1,189 sqft
Residential on 0.08 Acres

Lineham Acres, High River, Alberta

Welcome to this beautiful bungalow-style duplex in the desirable community of Lineham Acres. Ideally located near Happy Trails walking paths and the Highwood Golf & Country Club.

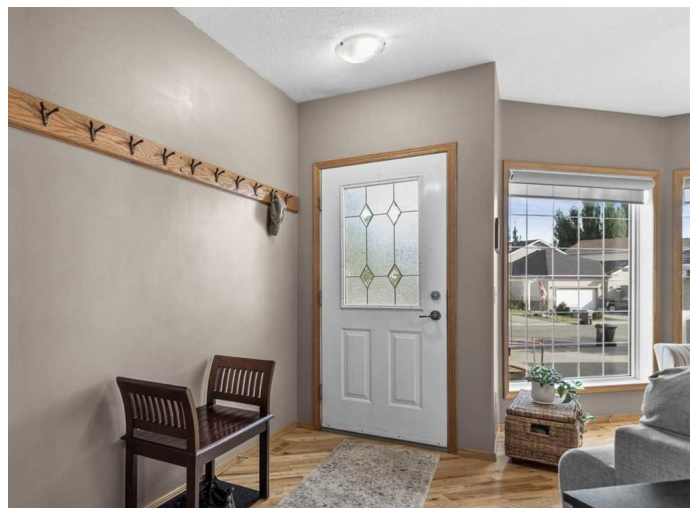
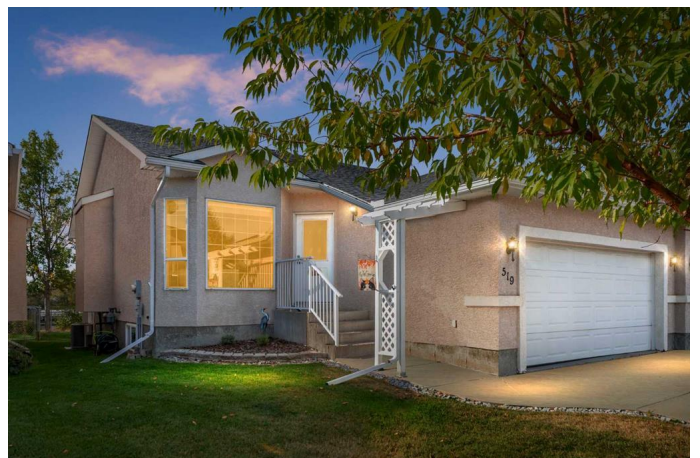
Current fixed-term lease at \$1,895/month until March 31, 2026, with tenants who would like to stay, this property provides immediate rental income and peace of mind for investors or buyers willing to wait for occupancy.

The main level features an open-concept design with 2200 sq/ft of developed living area, hardwood floors, a spacious living room, kitchen with eating bar and walk-in pantry, dining area, two bedrooms, and a full bath. The fully finished basement adds valuable living space with a large family/games room, wet bar, oversized bedroom with walk-in closet, and a second full bath with a 5-foot walk-in shower.

Additional highlights include central air conditioning, a south-facing backyard with Trex deck, privacy screen, and metal railings, plus a double attached garage. Shingles were updated in 2013.

This is not a condominium; no condo fees. A rare opportunity to secure a solid income property in a highly desirable neighbourhood.

Built in 1998



Essential Information

MLS® #	A2259670
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,189
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	519 Lineham Acres Drive Nw
Subdivision	Lineham Acres
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V2A9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

Interior

Interior Features	Laminate Counters, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, No

	Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	9
Zoning	TND

Listing Details

Listing Office	TREC The Real Estate Company
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