

530027 56 Street Rural Foothills County Alberta

$2,175,000

Discover a rare riverside retreat just outside High River, set on 10 acres with approximately 1,200 feet of private river frontage. Enjoy the outdoors in every season, from swimming, tubing, canoeing and snorkeling in summer to snowshoeing in winter.The raised bungalow offers 1,385 sq. ft. of living space, with three bedrooms, one full bathroom and a powder room. The original kitchen features updated appliances, while newer windows and a spacious living area add comfort. From the dining room, step onto the expansive 1,300 sq. ft. deck--a perfect place to relax and take in the river sounds and surrounding trees. An inviting cedar sauna adds another welcome spot to unwind.The basement experienced approximately three feet of water and river mud during the 2013 flood and has since been fully remediated. The home is situated approximately 18 feet above the flood barrier berm. The owner has also invested care in the riverbank, adding riprap and planting willows to help stabilize the soil.Enjoy a bounty of established fruit trees and plantings, including chokecherries, Saskatoon berries, raspberries, pear and apple trees, ornamental cherries and rhubarb. The greenhouse features blueberries, strawberries and edible cherries, while the garden is currently growing potatoes, chives and asparagus.The property also includes a detached double garage, a small workshop behind the garage and a larger 22.11' x 22.11' shop with electricity. Recent updates include soffits and eavestroughs replaced in 2022.Though it feels like a peaceful escape, the property is just a 5-10-minute drive from High River's hospital, grocery stores, banks and other amenities. A distinctive acreage with space to garden, explore and unwind--book your showing and experience its potential for yourself. (id:6769)

Kitchen 11.67 Ft x 10.92 Ft

Dining room 12.50 Ft x 11.67 Ft

Living room 19.33 Ft x 13.17 Ft

Laundry room 7.75 Ft x 5.50 Ft

Primary Bedroom 13.33 Ft x 10.92 Ft

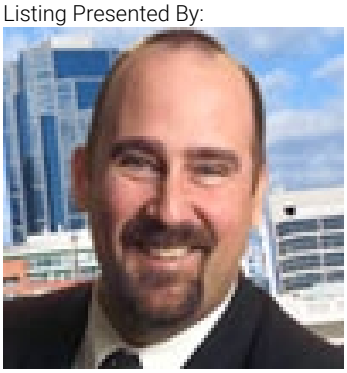
Bedroom 9.92 Ft x 9.92 Ft

Bedroom 10.17 Ft x 9.92 Ft

2pc Bathroom 4.92 Ft x 4.08 Ft

4pc Bathroom 9.92 Ft x 6.67 Ft

Listing Presented By:



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