

\$325,000 - 18 Cataract Road Sw, High River

MLS® #A2256812

\$325,000

3 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.04 Acres

McLaughlin Meadows, High River, Alberta

LOW condo fee *Immediate Possession*

GREAT LOCATION!

Just STEPS to the Outdoor Skating Rink, Happy Trails Walking Paths AND the Community Gardens!! 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 and 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 an included storage shed is fantastic for kids and pets. The main level offers a spacious living 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 developed basement(NEW carpets scheduled for October)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® #	A2256812
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
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	September 12th, 2025
Days on Market	40
Zoning	TND

Listing Details

Listing Office	eXp Realty
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