\$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.





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

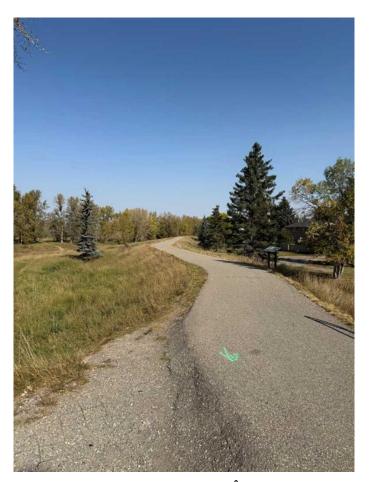
Date Listed September 12th, 2025

Days on Market 15

Zoning TND

Listing Details

Listing Office eXp Realty



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