

\$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 | 15 |
| Zoning | TND |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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