

# \$365,000 - 1202 Prairie Sound Drive Nw, High River

MLS® #A2225213

**\$365,000**

2 Bedroom, 3.00 Bathroom, 1,351 sqft  
Residential on 0.04 Acres

Highwood Village, High River, Alberta

\*\*\*JOIN US FOR AN OPEN HOUSE â€”  
SATURDAY, JULY 12 | 12-3 PM! DON'T MISS  
OUT!\*\*\* FULLY RENOVATED | TURNKEY  
TOWNHOME | NEW FURNACE (2024) | NEW  
APPLIANCES | ATTACHED GARAGE |  
Welcome to this beautifully updated 2 BED +  
2.5 BATH townhome in the vibrant and  
family-friendly community of Prairie Sound in  
High River! Whether you're a first-time  
homebuyer, small family, or savvy investor,  
this move-in ready home offers incredible  
value and modern comfort.

Recently RENOVATED FROM TOP TO  
BOTTOM, this home features:

Brand New Furnace (2024)

Brand New Stainless Steel Appliances

Fresh Paint, Modern Fixtures, and Stylish  
Finishes Throughout

Step inside to discover a bright and functional  
layout designed for everyday living and  
entertaining. The spacious living room  
welcomes you with natural light and flows  
effortlessly into the dining area and updated  
kitchen. The kitchen is a standout, offering  
ample maple cabinetry, plenty of counter  
space, a raised breakfast bar, pantry, and a  
cozy breakfast nook that opens to your large  
private balcony â€” perfect for BBQs and  
summer lounging.

Upstairs, youâ€™ll find two large bedrooms,  
each with its own private ensuite and  
generous walk-in closet â€” ideal for  
roommates or a growing family. A versatile



bonus room at the top of the stairs makes a great home office, playroom, or TV lounge. Convenient upper-level laundry and a spacious linen closet complete the upper floor.

The unfinished basement offers endless possibilities – create your dream home gym, hobby space, or additional living area.

Enjoy the comfort and security of your oversized attached single garage, insulated and drywalled, with plenty of extra storage. Additional parking is available on the driveway, street, and nearby visitor stalls.

Prairie Sound is a well-maintained complex located steps from walking paths, Highwood Golf Course, Notre Dame Collegiate, playgrounds, a pump track, and a splash park. You’re also minutes from shopping and all the amenities High River has to offer.

This fully updated home combines style, space, and affordability in one of High River’s most desirable communities. Quick possession available – don’t miss your chance to make this beautifully renovated townhouse your new home!

Built in 2006

### **Essential Information**

MLS® #	A2225213
Price	\$365,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.04
Year Built	2006

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1202 Prairie Sound Drive Nw
Subdivision	Highwood Village
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 2A3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	51
Zoning	NCD

Listing Details

Listing Office            Town Residential

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.