

# \$499,000 - 511 Lineham Acres Drive Nw, High River

MLS® #A2252874

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.08 Acres

Lineham Acres, High River, Alberta

Welcome to 511 Lineham Acres Drive NW â€“  
Where Comfort Meets Character in High River!

If youâ€™ve been dreaming of a home  
thatâ€™s move-in ready, stylishly updated,  
and nestled in one of High Riverâ€™s most  
family-friendly pocketsâ€”you've found it!

Letâ€™s start with the basics: 2 spacious  
bedrooms upstairs (yes, one has an ensuite so  
you donâ€™t have to share your toothpaste),  
another full bathroom, and a bright, open living  
room. The newly developed basement adds  
even more living spaceâ€”with 2 bedrooms  
(one does not have an egress window, but it  
should be easily converted) so much space,  
perfect for a playroom, home office, or that  
yoga studio youâ€™ve been pretending  
youâ€™ll start.

The south-facing yard is private, sun-soaked,  
and flanked by green space on one  
sideâ€”ideal for kids, pets, or just pretending  
youâ€™re in a nature documentary. The new,  
oversized back deck has plenty of room for  
toys, BBQs, and awkward family reunions. And  
yes, thereâ€™s a charming front porch too, so  
you can sip your morning coffee like  
youâ€™re in a rom-com.

The double car attached garage means no  
more scraping ice off your windshield in the  
winter (youâ€™re welcome).



Now, let's talk neighbourhood. Lineham Acres is a gem"quiet, friendly, and close to everything that makes High River awesome. You're just minutes from walking trails that wind through scenic parks, perfect for stroller strolls or solo escapes. Schools like Spitzee Elementary and Senator Riley are nearby, so the morning drop-off won't require a GPS. And if you're a wanna be golfer, the Highwood Golf Course is a short walk away and ready to test your swing (or your patience).

Whether you're upsizing, downsizing, or just-right-sizing, this home checks all the boxes, including tee boxes! Come see it before someone else falls in love first!

Built in 1998

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2252874               |
| Price          | \$499,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,211                  |
| Acres          | 0.08                   |
| Year Built     | 1998                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 511 Lineham Acres Drive Nw |
| Subdivision | Lineham Acres              |
| City        | High River                 |
| County      | Foothills County           |
| Province    | Alberta                    |

Postal Code t1c1t3

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Parking Pad  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Yard, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed August 30th, 2025  
Days on Market 5  
Zoning TND

### Listing Details

Listing Office Real Broker

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