

\$499,900 - 8 Mist Road, High River

MLS® #A2264464

\$499,900

5 Bedroom, 3.00 Bathroom, 1,276 sqft
Residential on 0.05 Acres

McLaughlin Meadows, High River, Alberta

Investor alert! This almost 1300 square foot bungalow offers an incredible opportunity to generate immediate income while adding long-term value through updates and appreciation. Perfectly situated on a quiet cul-de-sac near the river, walking trails, and bike paths, this property combines strong financial potential with a desirable location. The home features a two-bedroom illegal suite built in 2013, ready for tenants and steady cash flow from day one. The main floor includes three bedrooms, one full bathroom, and an ensuite 2 piece bathroom from the primary suite – a spacious layout, ready for renovation or modernization to increase rental rates or create your ideal owner’s suite. With two separate living areas, this property easily functions as a mortgage helper or a full income property. Sitting on a massive pie-shaped lot, the exterior is just as impressive. There’s an oversized heated double garage, additional RV or multi-vehicle parking for up to four cars outside and 2 cars inside the garage, and plenty of street parking. The lot is private and peaceful, with no neighbours behind and surrounded by mature trees – a feature tenants and buyers will love. Recent updates include a stove and refrigerator only two years old. With the main floor ready for renovation and the suite already established, the heavy lifting is almost done – this is your chance to secure a property with instant revenue and long-term upside. Opportunities like this rarely come up in such a



prime, quiet location. Whether you choose to live upstairs and rent the suite, renovate for maximum return, or hold as a pure investment, this home checks every box for a smart real estate purchase. Contact me for your private showing today!

Built in 1977

Essential Information

MLS® #	A2264464
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.05
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8 Mist Road
Subdivision	McLaughlin Meadows
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1C4

Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Pantry, Separate Entrance, Storage, Walk-In
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	Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	11
Zoning	R-2

Listing Details

Listing Office	RE/MAX Landan Real Estate
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