

\$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 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
-------------------	--

	Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

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	6
Zoning	R-2

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.