

# \$424,900 - 401 8 Avenue Se, High River

MLS® #A2212811

**\$424,900**

4 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.14 Acres

Southeast Central High River, High River, Alberta

This cozy 976 sq ft home has a mixture of original charm and modern updates. On the main floor you will find 3 bedrooms, a 4-piece bathroom, and convenient back entrance/mudroom. The kitchen is modern white and has newer appliances and a spacious pantry. Gorgeous original French doors separate the kitchen from the bright living room that has hardwood floors and gas fireplace. The doors and knobs are all original, adding to the appeal of this home. In the basement there is a rec room, 4th bedroom, 3-piece bathroom, laundry room, and a large workshop/storage area. The covered deck has room for entertaining and looks onto the huge and fully fenced back yard that has mature trees and a firepit. This home is located on a large, well-established lot that has alley access and parking with enough room for a future double garage. Updates in this family home include new vinyl plank floors on the main level, newer appliances, a new high efficiency furnace, a newer hot water tank, updated wiring, and vents added to the asbestos-free attic. Within walking distance to a kidâ€™s park, shopping and schools, this home is absolutely worth the look!

Built in 1946

## Essential Information

MLS® #

A2212811



Price	\$424,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	401 8 Avenue Se
Subdivision	Southeast Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1J3

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	TND

### **Listing Details**

Listing Office	RE/MAX Southern Realty
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