



GRASSROOTS
REALTY GROUP

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**418 Ellis Crescent
High River, Alberta**

MLS # A2232755



\$474,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Central High River | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,142 sq.ft. | Age: | 1972 (53 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Additional Parking, Alley Access, Double Garage Detached, On Street | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Pie Shaped Lot | | |

| | | | |
|--------------------|------------------------------|-------------------|--------------|
| Heating: | Forced Air | Water: | Public |
| Floors: | Carpet, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | TND |
| Foundation: | Poured Concrete | Utilities: | Cable |
| Features: | Central Vacuum | | |

Inclusions: N/A

Charming Opportunity on Ellis Crescent, High River, Alberta Located on a quiet street, this 1141 sq ft home offers incredible potential for those looking to put their personal touch on a property. Its central location is close to downtown and walking distance to the recreation centre. Featuring 3 bedrooms and 2 bathrooms on the main floor, this house provides a solid foundation for a comfortable family home. The basement also has an office, bathroom and a brick fireplace with gas insert to warm up the living space. The large backyard is perfect for outdoor activities and entertaining, complemented by a detached garage and ample parking. While the home requires some tender loving care, its prime location and generous lot make it a fantastic opportunity to transform into your dream home in the heart of High River.