



GRASSROOTS
REALTY GROUP

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6, 50 8 Avenue SE
High River, Alberta

MLS # A2246487



\$285,000

Division:	Southwest Central High River		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	579 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

UNIQUE OPPORTUNITY TO OWN A FREEHOLD TOWNHOME IN THE HEART OF HIGH RIVER!

Welcome to 50 8 Ave SE, High River — a unique opportunity to own a charming 2-bedroom, 1.5-bathroom row-style home. This bi-level home offers a thoughtfully designed layout. The main floor features a bright and open living area, a spacious kitchen, dining space, and a generously sized balcony—perfect for enjoying your morning coffee or summer BBQ's. Downstairs, you'll find two well-sized bedrooms and a full bathroom, providing privacy and comfort. The half bathroom on the main floor adds convenience for guests. With its central location in High River, you're walking distance to parks, gym's, shops, and all the amenities the community has to offer. Whether you're a first-time buyer, looking to downsize, or an investor, this property delivers exceptional value without the ongoing costs of condo living. *Currently Tenant occupied until September 10, 2025. Owners will be painting and cleaning carpets once tenants are out.*