

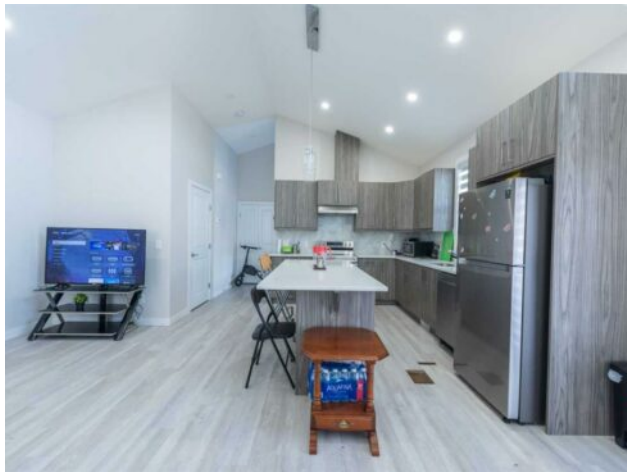


**GRASSROOTS**  
REALTY GROUP

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4, 41 7 Avenue SE  
High River, Alberta

MLS # A2247152



**\$305,000**

|           |                    |        |                  |
|-----------|--------------------|--------|------------------|
| Division: | Central High River |        |                  |
| Type:     | Residential/Other  |        |                  |
| Style:    | Bi-Level           |        |                  |
| Size:     | 692 sq.ft.         | Age:   | 2018 (7 yrs old) |
| Beds:     | 2                  | Baths: | 2                |
| Garage:   | Parking Pad        |        |                  |
| Lot Size: | 0.03 Acre          |        |                  |
| Lot Feat: | Landscaped         |        |                  |

|             |                                 |            |        |
|-------------|---------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas         | Water:     | -      |
| Floors:     | Carpet, Laminate                | Sewer:     | -      |
| Roof:       | Asphalt Shingle                 | Condo Fee: | \$ 227 |
| Basement:   | Finished, Full                  | LLD:       | -      |
| Exterior:   | Composite Siding, Vinyl Siding  | Zoning:    | TND    |
| Foundation: | Poured Concrete                 | Utilities: | -      |
| Features:   | Kitchen Island, Quartz Counters |            |        |

Inclusions: N/A

Discover modern living with strong income potential in the heart of High River. This beautifully finished 2-bedroom, 2-bathroom townhouse condo is ideal for both LONG-TERM tenants and SHORT-TERM rental guests. With a private entrance, dedicated parking, and sun-filled interiors thanks to thoughtfully placed windows, this low-maintenance property is a turnkey investment. Vaulted ceilings, quartz countertops, stainless steel appliances, and in-suite laundry add to its premium appeal. Located steps from shops, restaurants, and community amenities—and just a short drive to the Kananaskis, a top destination for outdoor enthusiasts—this location is perfect for weekend travelers and professionals alike. Whether you’re adding to your portfolio or entering the market with a versatile, rent-ready property, this unit checks all the boxes.