



GRASSROOTS
REALTY GROUP

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327 5 Avenue SE
High River, Alberta

MLS # A2248597



\$549,900

Division:	Central High River		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,401 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, On Street, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	TND
Utilities:	-

Inclusions: N/A

1400 square foot fully finished and completely refurbished bungalow on a 75' x 140' lot in a beautiful older residential area with lots of mature trees. This home is in excellent condition and has a large private back yard. The main floor has a bright and sunny modern kitchen with an adjoining dining room and a spacious living room. The primary suite is 15' x 14' and includes a big new ensuite bathroom with an oversized walk-in shower. There is also a second bedroom and a big practical mudroom on the main floor. Downstairs there are three bedrooms, a full bathroom, a family room and a nice laundry room, and all basement rooms have lots of natural light from oversized windows. Outside the yard has mature landscaping and a perfect mix of shade and sun. There are traditional wood burning fireplaces in both the family room and living room, and there is RV parking off the back lane. The property has a single garage plus a lovely garden studio. Click the multimedia link to see the interactive 3D tour, floor plans, and photo gallery.