



GRASSROOTS
REALTY GROUP

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126 2 Avenue SE
High River, Alberta

MLS # A2257311



\$575,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Central High River | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,349 sq.ft. | Age: | 1946 (79 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached, Single Garage Detached | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Lane | | |

| | |
|--------------------|---------------------------------|
| Heating: | Forced Air |
| Floors: | Laminate |
| Roof: | Metal |
| Basement: | Full, Partially Finished |
| Exterior: | Wood Frame |
| Foundation: | Poured Concrete |
| Features: | No Animal Home, No Smoking Home |

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

Inclusions: None

Welcome home to this beautifully updated family residence in a mature High River neighborhood, close to schools and shopping. As you enter, you're greeted by a bright, modern kitchen with shaker-style cabinets, newer laminate floors, and plenty of counter and cabinet space. The kitchen opens to a spacious dining area—perfect for family gatherings—which flows seamlessly into a large, light-filled living room. The main floor offers three generously sized bedrooms, ideal for family living, a home office, or a guest room. This well-maintained home features spray foam insulation throughout, providing exceptional comfort and energy efficiency year-round. Step outside to a massive yard with RV parking, a 24' x 14' single garage, and an incredible 27' x 29' shop with 10' doors—perfect for hobbies, storage, or a home-based business. Don't miss the opportunity to own this versatile property—call today to book your private showing!