



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

201 4 Avenue SE
High River, Alberta

MLS # A2257605



\$369,900

Division:	Downtown High River		
Type:	Residential/Triplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	977 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: AS IS, WHERE IS, ON POSSESSION

Judicial Sale. A half duplex in the heart of downtown High River. |Corner Lot |3 BDRM | 2 Full Baths | Living Room | Family Room | Kitchen and Dining Room. This adorable bi-level duplex is located so close to shops, restaurants, playgrounds providing you with an essence of community living. As you walk into the unit to the main level you will see a nice size kitchen with dining area and off to the side a nice comfortable living room. Head down the hallway and you will see a 4-pce bathroom. On the main floor you will also find the primary bedroom and additional bedroom. An added bonus on the main floor is where you will find the laundry room. Let us head down to the basement where you will find an additional bedroom and family room with fireplace. You have some storage room and your utility room. You can access the garage from this level. Furnace is estimated to 2021 and Hot Water Tank was replaced in Nov. 21, 2022. This cozy home as so much potential just needs a little love and a few repairs to make it the perfect home for you! This home is being sold “AS IS, WHERE IS”. ALL PHOTOS OR VIDEOS ARE STRICTLY PROHIBITED!