



**GRASSROOTS**  
REALTY GROUP

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6, 50 8 Avenue SE  
High River, Alberta

MLS # A2258083



**\$279,999**

Division:	Southeast 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:	Back Lane, Lawn		

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

Inclusions: N/A

NOW VACANT. UNIQUE OPPORTUNITY TO OWN A FREEHOLD TOWNHOME IN THE HEART OF HIGH RIVER! Welcome to 50 8 Ave SE, High River &ndash; 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&mdash;perfect for enjoying your morning coffee or summer BBQ's. Downstairs, you&rsquo;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&rsquo;re walking distance to parks, gym's, shops, and all the amenities the community has to offer. Whether you&rsquo;re a first-time buyer, looking to downsize, or an investor, this property delivers exceptional value without the ongoing costs of condo living.