



GRASSROOTS
REALTY GROUP

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**8 Mist Road
High River, Alberta**

MLS # A2264464



\$499,900

Division:	McLaughlin Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator, stove, washer and dryer in basement

Investor alert! This almost 1300 square foot bungalow offers an incredible opportunity to generate immediate income while adding long-term value through updates and appreciation. Perfectly situated on a quiet cul-de-sac near the river, walking trails, and bike paths, this property combines strong financial potential with a desirable location. The home features a two-bedroom suite built in 2013, ready for tenants and steady cash flow from day one. The main floor includes three bedrooms, one full bathroom, and an ensuite 2 piece bathroom from the primary suite — a spacious layout, ready for renovation or modernization to increase rental rates or create your ideal owner's suite. With two separate living areas, this property easily functions as a mortgage helper or a full income property. Sitting on a massive pie-shaped lot, the exterior is just as impressive. There's an oversized heated double garage, additional RV or multi-vehicle parking for up to four cars outside and 2 cars inside the garage, and plenty of street parking. The lot is private and peaceful, with no neighbours behind and surrounded by mature trees — a feature tenants and buyers will love. Recent updates include a stove and refrigerator only two years old. With the main floor ready for renovation and the suite already established, the heavy lifting is almost done — this is your chance to secure a property with instant revenue and long-term upside. Opportunities like this rarely come up in such a prime, quiet location. Whether you choose to live upstairs and rent the suite, renovate for maximum return, or hold as a pure investment, this home checks every box for a smart real estate purchase. Contact me for your private showing today!