



GRASSROOTS
REALTY GROUP

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427 4 Avenue SE
High River, Alberta

MLS # A2265897



\$309,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1920 (105 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

| 8889 SQ FT CORNER LOT | 2 BEDS | 1 BATH | DOUBLE DETACHED GARAGE | Welcome to this cozy 2-bedroom, 1-bath bungalow situated on a massive 8,889 sq ft corner lot! As you enter, you're greeted by bright natural light flowing through the main living area, which connects seamlessly to the dining space. The kitchen sits just beyond, with access to a spacious back deck, perfect for relaxing or entertaining outdoors. The main floor offers two comfortable bedrooms and a 4-piece bathroom. Outside, enjoy a large front and backyard, along with a double detached garage for added convenience. A wonderful opportunity for homeowners or investors alike. Call your favourite agent for a showing today!