



GRASSROOTS
REALTY GROUP

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**406 8 Avenue SE
High River, Alberta**

MLS # A2268474



\$499,900

Division:	Southeast Central High River		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,352 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Brick/Mortar, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Welcome to this beautifully updated four-bedroom home, offering over 2500 hundred square feet of living space. The main level combines comfort and style, featuring two spacious bedrooms, an upgraded, modern bathroom, a large dining room ,and a brand-new kitchen. The kitchen is beautifully lit by two large windows and is equipped with sleek countertops, ample counter space, brand new cabinets, upgraded appliances, as well as a walk-in pantry, making it perfect for your culinary adventures. The main level also offers a large living room with a grand bay window, bringing in even more natural light. Additionally, there is the convenience of upstairs laundry. Downstairs, you'll find two comfortable bedrooms, a stylish renovated bathroom, and a generous open area that can be easily serve as a cozy TV room, games area, or versatile bonus space. The basement also offers incredible flexibility with rough-plumbing and electrical for a future kitchen and laundry setup- making it ideal for a secondary suite, mother-in-law suite. A secondary suite would be subject to approval and permitting by the city/municipality. Outside, you'll find an attached, covered 300-square deck and oversized double-car garage with plenty of room for a workspace and extra storage. Located in a quiet neighborhood, this home blends timeless charm with modern conveniences. Call your Realtor to show.