



GRASSROOTS
REALTY GROUP

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77 2 Street SE
High River, Alberta

MLS # A2269321



\$434,000

Division:	Central High River		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	1958 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Level, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters		

Inclusions: Garden Shed

Step inside this 1,270 sq. ft. extensively renovated bungalow & you're immediately welcomed by bright, sun-filled living & dining rooms, where large windows pour in natural light and create an easy, comfortable flow for everyday lounging or hosting friends. From here, you're drawn into the heart of the home—the kitchen—featuring crisp white cabinetry, quartz countertops with an under mount sink, and stainless steel appliances that make the space feel both fresh & functional. Down the hall, the spacious primary bedroom offers a restful retreat with room for a full bedroom suite, while the second bedroom works beautifully as a kids' room, nursery, or guest space. The well-appointed bathroom is conveniently located to serve both bedrooms with ease. Toward the back of the home, a generous mudroom and laundry area help keep daily life organized, and an additional family room/flex space can be tailored to your lifestyle—home office, hobby room, or even a potential third bedroom. Extensively renovated with an effective age of 2013. All of this is set in a fantastic, walkable neighbourhood with great neighbours and easy access to downtown amenities & High River's vibrant calendar of community events.