



**GRASSROOTS**  
REALTY GROUP

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6, 50 8 Avenue SE  
High River, Alberta

MLS # A2276056



**\$264,999**

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:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to 50 8 Avenue, a FREEHOLD Townhome in the heart of High River. Located close to parks, the recreation centre, walking paths as well as downtown shopping, this property is perfectly situated to accommodate life's everyday needs! The basement has 2 well sized bedrooms with lots of natural light as well as a full washroom. Step upstairs to a bright, open concept main floor that blends everyday comfort with modern functionality. The spacious layout features a seamless flow between the kitchen, dining, and living areas, creating the perfect space for entertaining or relaxing at home. The kitchen offers a clear view into the living area, keeping you connected while you cook. The living room is filled with natural light and leads directly onto your deck, ideal for morning coffee or evening get-togethers.