



**GRASSROOTS**  
REALTY GROUP

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**914 4 Street SW**  
**High River, Alberta**

**MLS # A2277494**



**\$439,000**

<b>Division:</b>	Old Rodeo Grounds		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	TND
<b>Utilities:</b>	-

**Inclusions:** None

This three-bedroom, two-and-a-half-bathroom home in the highly desirable southwest area of High River. A fixer upper full of potential and just waiting for your personal touch. Upstairs you'll find three spacious bedrooms, including a primary suite with its own ensuite. The home offers a welcoming kitchen nook, glass blocks to allow in daylight, a cozy layout anchored by a wood-burning/gas fireplace. On the way to the backyard there is a cozy glass sunroom that brings in plenty of natural light. Thoughtful extras like a cold room, laundry and work shop in the basement. The attic has floor boards, four feet clearance. great for storage. The exterior features large front and back decks, finished with attractive wood and glass railings, creating the perfect spot to enjoy warm summer evenings. The back yard offers plenty of opportunity with RV parking. A mature maple tree in the front. Front driveway to single garage allowing off-street parking complete the package.