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28 7 Avenue SE  
High River, Alberta

MLS # A2282757

**\$359,000**



|           |                                   |        |                   |
|-----------|-----------------------------------|--------|-------------------|
| Division: | Central High River                |        |                   |
| Type:     | Residential/Duplex                |        |                   |
| Style:    | Attached-Side by Side, Bungalow   |        |                   |
| Size:     | 978 sq.ft.                        | Age:   | 1976 (50 yrs old) |
| Beds:     | 3                                 | Baths: | 1                 |
| Garage:   | On Street, Single Garage Detached |        |                   |
| Lot Size: | 0.07 Acre                         |        |                   |
| Lot Feat: | Back Lane, Back Yard, Level       |        |                   |

|             |   |            |     |
|-------------|---|------------|-----|
| Heating:    | Forced Air, Natural Gas                                     | Water:     | -   |
| Floors:     | Laminate, Linoleum  | Sewer:     | -   |
| Roof:       | Asphalt Shingle   | Condo Fee: | -   |
| Basement:   | Partial   | LLD:       | -   |
| Exterior:   | Stucco, Wood Frame, Wood Siding                             | Zoning:    | TND |
| Foundation: | Poured Concrete   | Utilities: | -   |
| Features:   | Laminate Counters, No Animal Home, No Smoking Home, Storage |            |     |

**Inclusions:** N/A

**\*OPEN HOUSE\* - Sunday, February 1 from 11am - 2pm:** Welcome to this cozy half duplex in the heart of High River, offering 978 sq. ft. of well-designed main floor living space. This inviting home features three comfortable bedrooms, a spacious living room, a dedicated dining area, a functional kitchen, and a full 4-piece bathroom, making it an excellent fit for first-time buyers, downsizers, or anyone looking for a well-located, affordable home. The partially developed basement adds valuable additional space, with plenty of potential for a rec room, home office, or extra storage, and room to customize to suit your needs. A single attached garage provides everyday convenience, and the home's central location places you close to schools, shopping, parks, and all amenities High River has to offer. An excellent opportunity to own a well-located home with room to grow. Do not miss it!