



**GRASSROOTS**  
REALTY GROUP

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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
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TND

Utilities: -

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!