



8, 50 8 Avenue SE
High River, Alberta

MLS # A2290763



\$259,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	618 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to #8, 50 8 Ave SE, High River! A charming and thoughtfully updated bilevel condo in an unbeatable location. This 2 bedroom, 1.5 bathroom offers 1180 sq ft of bright, comfortable living space. The main level feels light and welcoming, while the lower level creates a cozy retreat with both bedrooms thoughtfully set downstairs for extra privacy and quiet. This home has been lovingly maintained and beautifully updated over the years: new subfloor and new laminate flooring done in 2023. Updated main floor light fixtures, new faucets and taps, and a freshly stained deck done in 2025. Furnace and water tank recently serviced. Pride of ownership is evident throughout. Even better? No condo fees. The location truly sets this home apart. Just two blocks from downtown High River, you'll be steps from local shops, farmers markets, restaurants, parades, and year-round festivals. The Bob Snodgrass Recreation Complex is only a block away, offering indoor pools and recreation facilities. You're also one block to parks, scenic walking trails and a campground on the river. And only two blocks to the grocery store, making everyday living incredibly convenient. Whether you're starting out, simplifying, or looking for a smart investment, this home offers comfort, updates, and a community feel you'll love in the heart of High River.