



330 3 Avenue SE
High River, Alberta

MLS # A2295908



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	879 sq.ft.	Age:	1956 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Front Drive, Gravel Driveway, Off Street, On Street, Parking Pad, RV Access/		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Private, Rectangula		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Water Barrels x2, Sheds x 3

Welcome to 330 3rd AVE SE located in the heart of High River! This beautiful bungalow has been tastefully renovated/updated inside and out! You will feel at home the minute you step inside... Greeted by a warm flame from the wood burning stove, you will be ready to settle into the cozy living room and relax. There are 2 large bedrooms and a 4pce bathroom. The primary bedroom can fit a king bed and has a walk in closet. The second bedroom is perfect for a child, guests or whatever you see fit. The kitchen has plenty of cupboard/counter space, has 3 stainless steel appliances and the dining room has plenty of space to entertain family/friends. There is also a nook for a computer/office space, and a large mud/laundry room off of the back entrance. The basement is clean/tidy and makes a great place for storage. This gem sits on a large fenced lot that offers a private back yard with a great garden space. It has plenty of room for a fire pit and has 3 storage sheds(1 - new 12'x8' shed used as a gym space, 2 - new 11' x 9' shed used as a work shop and 3 - 8' x 8' storage shed). It also has a back deck, a 58' x 16' front driveway and rear lane access. There are also aesthetically pleasing rain barrels around the home. This property just keeps getting better!! It is conveniently close and walking distance to High Rivers down town core and many other amenities. Schools, child care, grocery, playgrounds, lakes, walk/bike paths, parks, river and restaurants are all just steps away. All of this for such amazing value! Book that showing before its gone! Upgrades include; High efficiency furnace, new electrical panel, pex water lines(no poly B), basement encapsulation, new washer and dryer, Laundry room storage, new lighting throughout, new kitchen sink and faucet, walk in closet organizer, dining room storage, wood burning stove(WETT certified), 2 new wood built sheds, new rear fence

and large garden bed.