



**305 2 Avenue SE  
High River, Alberta**

**MLS # A2118499**



**\$599,999**

<b>Division:</b>	Central High River		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,947 sq.ft.	<b>Age:</b>	1915 (109 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Driveway, Oversized, Parking Pad		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Private, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, French Door, High Ceilings, Natural Woodwork, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wood Windows		
<b>Inclusions:</b>	2 Garden Sheds, Upright Freezer		

Welcome to one of the most beautiful character homes in High River. Sitting on four town lots, it is one of the very few original homes in High River that has yet to be subdivided. This 1915 Gambrel roof style home has an abundance of curb appeal sitting on a large corner lot (offering subdivision potential). Located on a quiet tree-lined street this historic home is in walking distance to shops, parks, pathways and schools. You are greeted by the large covered front porch. The original solid wood door opens up onto the formal entrance where you are welcomed by a traditional staircase. Entertaining is a joy in this home with its original historic and classical features. There are solid fir floors, pocket and French doors, double hung windows, original wall pantry and linen storage. The beautiful flow from the large living room, dining room and sunroom is enhanced by both the pocket doors and French doors. The floor plan of this home is very reflective to the classic T. Eaton House Company of the early 1900's. The quaint kitchen is in the back of the home with parlour and dining room adjacent. The sunroom, mudroom and three piece bathroom would have been later add-ons. The second level of this home has four large bedrooms with walk-in closet's and a full four piece bathroom. The basement area houses the laundry and utilities (new energy efficient furnace); it is also an excellent space for storage. Historical flare with an abundance of opportunity is positioned within this property. The private yard is enhanced with the large front, side and back yards. The property is enclosed by a unique cedar fence in the back, original page wire fence along the sides which is nicely groomed with the established hedge. The 24'x30' double insulated garage has a large workspace / studio complimented with 220V wiring. The current studio is perfect for a home business,

workshop, art or yoga space. The garage has oversized 9 foot doors that have beautiful murals (fitting to the theme around High River). Within the last two years the home's exterior has been painted; in addition to a new roof and new siding on the garage. This home has yet to be deemed a heritage property allowing for future options and flexibility. This unique property is within a 25 minute drive to Calgary. High River is a vibrant community that has embraced traditional values, historical importance and continues to be a great place to call home.