



129 3 Avenue SW  
High River, Alberta

MLS # A2141785



**\$1,500,000**

<b>Division:</b>	Downtown High River		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,754 sq.ft.	<b>Age:</b>	1932 (92 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Lot, Stall		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level, Street Lighting, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	CBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance		

**Inclusions:** N/A

Iconic landmark in the center of High River was the former Post Office and Town Office built in 1931. Extensively and thoughtfully renovated while preserving the rich heritage of the building. The upper floor is an executive 2 bedroom/2 bath suite with private entrances and huge private patio. The main floor is currently used as an event venue for weddings, gatherings, concerts as well as some famous TV shows! Main floor includes a bar, kitchen, stage area and outdoor patio. Perfect for a Live up/Work down option, would also make a great office building for professional services such as lawyers, accountants, doctors, etc. The primary residence has been measured at 1753sqft (RMS) - commercial area was measured at 2673sqft. Showings by appointment only and advanced notice is required.