



**809 7 Street SW
High River, Alberta**

MLS # A2147030



\$525,000

Division:	Central High River		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,560 sq.ft.	Age:	1940 (84 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	TND
Foundation:	See Remarks	Utilities:	-
Features:	No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garden Shed

Charming 1559 square foot bungalow located in a lovely mature neighborhood in the old west end of High River. This delightful home has large bright rooms with two bedrooms, two bathrooms, a galley kitchen, main floor laundry and two beautiful sunrooms. The home has authentic hardwood floors, two fireplaces, a lovely front verandah, and a full ensuite with a soaker tub, shower and a walk-in closet. The private yard is a little oasis with many mature perennials and trees, a patio and a deck, and a garden shed. Also, there is a double garage plus a large attached workshop or third garage bay. This inviting cottage style home has been well cared for and is in a quiet walking distance to parks, Spitzee School, downtown and High River Hospital. Please click the multimedia tab for an interactive 3D virtual tour and floor plans.