



406 8 Avenue SE
High River, Alberta

MLS # A2194656



\$370,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	1940 (85 yrs old)
Beds:	7	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: TND

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

If you're looking for a handyman's dream or a great investment opportunity, this is the property for you! With a little more than 2,600 square feet of living space, there's plenty of room upstairs and downstairs to create the perfect layout for your needs. Whether you're planning to turn it into your ideal family home or looking to explore rental potential, the possibilities are endless. With some updates and town approval, you could even add a large basement suite, making it perfect for a big family or a profitable rental. Located close to a playground, schools, and amenities, this home also offers easy highway access for a quick drive to Calgary. Plus, with a double detached garage, you'll have plenty of storage space. With some vision and a little work, this property can truly become a standout home in a fantastic location! Contact us today for a private showing!