



**GRASSROOTS**  
REALTY GROUP

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1, 50 8 Avenue SE  
High River, Alberta

MLS # A2211197



**\$319,900**

Division:	Downtown High River		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	606 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	TND
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Pantry, Soaking Tub, Storage, Tile Counters		

Inclusions: N/A

**\*\* RARE OPPORTUNITY TO OWN A FREEHOLD TOWNHOME WITH NO CONDO FEES! END UNIT! INVESTOR ALERT** (amazing rental opportunity)! **PET FRIENDLY! MONTHLY BILLS ONLY \$200/MONTH** (on average over the year). Step into this beautifully upgraded 2-bedroom, 1.5-bath townhouse in the heart of High River with recently installed new washer, dryer and hot water tank! Offering over 1,200 square feet of developed living space, this home has been completely transformed with modern finishes and top-to-bottom updates, making it the perfect move-in-ready property. The main floor welcomes you with fresh paint, brand-new flooring (Lifeproof vinyl plank, scratch resistant and water proof), and upgraded light fixtures that illuminate the living and dining area. The kitchen boasts re-stained cabinets with under mount lighting, offering a stylish yet functional space for cooking and entertaining, as well as a pantry, new LG microwave and newer Samsung dishwasher. A half bath on this floor adds convenience for yourself and guests. Curl up in your spacious and inviting living room in front of the cozy fireplace during the cold winter months, and enjoy the warmth that the south facing windows provide. Downstairs, the two spacious bedrooms have been updated with new finishes, paint and flooring. The upgraded main bathroom features a luxurious rain shower, new toilet, and fixtures. This townhouse is packed with thoughtful upgrades, including a Sensi smart thermostat, Alfred smart lock for enhanced security, and a Blink doorbell camera. Outside, enjoy your morning coffee on the oversized new composite deck or relax in your yard, complete with a new cast iron fence. This home was fully remodelled in 2014, with everything replaced including the roof, electrical, plumbing, high efficiency furnace, water heater, most windows, and water softener. You

can enjoy peace of mind knowing that the property has been completely redone and upgraded to current standards. Located close to schools, parks, playgrounds, a dog park, gym and walking distance to all amenities, this home offers convenience along with its extensive upgrades. INVESTORS! This property would make the best rental for a continued return on your investment. These units don't come on the market very often, don't miss this incredible, affordable opportunity to own a freehold townhome!