

\$370,000 - 406 8 Avenue Se, High River

MLS® #A2194656

\$370,000

7 Bedroom, 2.00 Bathroom, 1,353 sqft
Residential on 0.13 Acres

NONE, High River, Alberta

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!

Built in 1940

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2194656 |
| Price | \$370,000 |
| Bedrooms | 7 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,353 |
| Acres | 0.13 |
| Year Built | 1940 |



| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 406 8 Avenue Se |
| Subdivision | NONE |
| City | High River |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1V1J3 |

Amenities

| | |
|----------------|----------------------------------|
| Parking Spaces | 3 |
| Parking | Double Garage Detached, Driveway |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 13th, 2025 |
| Days on Market | 65 |
| Zoning | TND |

Listing Details

Listing Office

Real Broker

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