



## 1703 6 Avenue High River Alberta

\$520,000

Welcome to this lovely 2 storey home sitting on a large lot located in a quiet and friendly neighbourhood. This property is close to parks, schools, and all the amenities High River has to offer. With 3 bedrooms, 3.5 bathrooms, and a finished basement, this home has plenty of space for your growing family. The main floor showcases an inviting open concept living space, perfect for entertaining, with a bright living room, a spacious kitchen with ample cabinetry, and a cozy dining area which leads to the sizable back yard. The half bathroom and convenient mudroom/laundry room complete this level. Upstairs, you'll find three generously sized bedrooms, including a huge primary with a private 4 piece ensuite and walk-through closet. The two additional large bedrooms share a 4 piece bath. The finished basement is ideal for a home theater, playroom, or guest suite, complete with a full bathroom and plenty of storage space. Step outside to your expansive south facing back yard, where you'll enjoy privacy and room to relax. The home features a double attached garage in the front AND access to the back alley, adding extra convenience for parking or additional storage. (id:6769)

4pc Bathroom 4.92 Ft x 8.67 Ft

4pc Bathroom 10.33 Ft x 8.75 Ft

Bedroom 13.25 Ft x 9.92 Ft

Bedroom 10.25 Ft x 10.67 Ft

Primary Bedroom 12.83 Ft x 12.92 Ft

3pc Bathroom 5.67 Ft x 5.75 Ft

Recreational, Games room 25.42 Ft x 20.08 Ft

Furnace 7.00 Ft x 6.17 Ft

2pc Bathroom 6.92 Ft x 3.00 Ft

Dining room 10.33 Ft x 7.00 Ft

Foyer 7.92 Ft x 8.00 Ft

Kitchen 8.08 Ft x 14.75 Ft

Laundry room 8.50 Ft x 6.42 Ft

Living room 18.33 Ft x 13.42 Ft

Listing Presented By:



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