



## 1717 3 Avenue High River Alberta

\$569,900

Welcome home to 1717 3 Ave located on a quiet street in South East High River. This fully finished large bungalow offers 5 bedrooms, and features a 29 x 23 heated garage with additional RV parking with 2 sewer dumps. As you approach the property you will noticed the inviting covered 24 x 6 covered front veranda, perfect for relaxing in the morning or tranquil evenings. Entering this home you are greeted with a large front living room vaulted ceilings and a cozy gas fireplace. The spacious kitchen has loads of counter space and upgraded solid oak cabinets that showcases the large dining area that leads out to a South facing deck overlooking the backyard. The primary bedroom has a walk-in closet and 3pc ensuite. 2 additional bedrooms and a good sized mud room rounds out the main floor. The finished basement is a walk-up and has 2 additional bedrooms, huge family room 4pc bathroom and laundry room. The detached heated garage is perfect for the hobbyist or mechanic offering a great workspace. The fully fenced backyard has additional RV parking and lawn area. Call today book your private showing. (id:6769)

3pc Bathroom Measurements not available

Bedroom 14.50 Ft x 12.92 Ft

Bedroom 11.83 Ft x 11.33 Ft

Recreational, Games room 20.08 Ft x 14.50 Ft

Family room 14.67 Ft x 14.42 Ft

Laundry room 8.00 Ft x 6.17 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom Measurements not available

Living room 15.50 Ft x 15.08 Ft

Kitchen 12.83 Ft x 10.17 Ft

Dining room 15.42 Ft x 8.75 Ft

Primary Bedroom 12.42 Ft x 11.83 Ft

Bedroom 8.92 Ft x 8.92 Ft

Bedroom 8.92 Ft x 8.92 Ft

Other 9.75 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
CENTURY 21 FOOTHILLS REAL  
ESTATE



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