



## 220 3 Avenue High River Alberta

\$299,000

Getting into the real estate market has been getting tougher and tougher, but then a cute little house like this comes along and VOLIA - you can afford to become a homeowner! Move right into this sweet home and start to enjoy it right away. You'll love the bright windows, big kitchen and all the space this home has to offer in a cute little package. As your family grows and expands, so can this house as the lot is HUGE! The current owner has enjoyed living here for a few years, but it's time for a new owner to make it their own. Perhaps you'd love to add a big garage? Maybe with a carriage suite? The lot is zoned for 2 dwellings but town approval is always needed. Or perhaps you have bigger dreams and a redevelopment project is in the cards for you now or in the future. No matter your dream, this sweet little home can help you make it come true. To own property in a town like High River is truly a privilege. Come and visit the amazing shops and their even more amazing owners, take a walk on the 27 kms of paved walking and biking trails, take a float down the river, check out the over 20 playgrounds, the spray park, tennis courts, pump track, library and recreation centre. This town has so much to offer and yet the pace is slower and the days feel longer here. Let's go see it! (id:6769)

Living room 11.17 Ft x 11.33 Ft

Dining room 11.42 Ft x 13.50 Ft

Breakfast 5.75 Ft x 7.33 Ft

Kitchen 10.00 Ft x 15.17 Ft

Other 5.42 Ft x 15.50 Ft

Primary Bedroom 11.17 Ft x 11.33 Ft

Bedroom 10.25 Ft x 11.33 Ft

4pc Bathroom 5.33 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.sundiclark.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)