



## 232 3 Avenue High River Alberta

\$389,900

"The Betton Residence" Here sits a true heritage home along 3rd Ave SE in High River. The construction on this home first commenced in 1922 and was enlarged to its current size in 1945, and since it's inception, has been very well taken care of and looked after. As you enter, you will be greeted by a Foyer with the original heritage windows that let in TONS of natural light. Into the living room and dining room the first thing you will notice are the gleaming hardwood floors that extend down the hall. In the kitchen you will find a number of the recent improvements, some of these include new laminate countertops, wood cabinetry, subway tile backsplash, all new appliances, wood free floating shelves, a breakfast nook, and all new gorgeous laminate flooring that stretches to the rear door and laundry area. Beyond the areas already mentioned you will find 2 large bedrooms, both rooms and the small area of hallway between has been finished with a nice cork flooring and plenty of closet space, and you will also find a 4-pc bath with a soaker tub and shower, subway tile wall, and wood wall and mirror mount with built in shelving. As the upper level of this home has quite low vaulted ceilings, it did not count toward the total square footage size but will work great as a kids play area in one room and a potential office in another. The lower level of this home is partially finished and is accessed through both inside the home, or through a separate door from the exterior. It is complete with a cold room/cellar area and also a storage area that could potentially double as a small workshop, the lower level also houses the mechanical equipment for the property. The lot that this home sits on has so many great features, some of these features are the semi covered North facing back deck with pergola and seating area (great for entertaining!), several garden bed areas, freshly...

Storage 17.58 Ft x 14.75 Ft  
Cold room 10.25 Ft x 8.17 Ft  
Furnace 14.83 Ft x 11.33 Ft  
Living room 13.75 Ft x 11.25 Ft  
Other 13.33 Ft x 9.33 Ft  
Dining room 11.33 Ft x 9.08 Ft

Bedroom 11.25 Ft x 9.50 Ft  
Foyer 7.67 Ft x 7.25 Ft  
Laundry room 14.33 Ft x 7.50 Ft  
4pc Bathroom 7.42 Ft x 6.17 Ft  
Bonus Room 23.33 Ft x 7.67 Ft  
Other 21.75 Ft x 7.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Primary Bedroom 18.25 Ft x 10.58 Ft