



102 4 Avenue High River Alberta

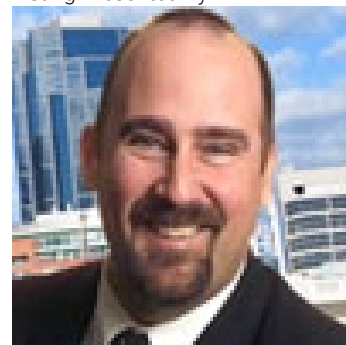
\$425,000

HANDYMAN SPECIAL -- Exceptional value with this large (1872 Sq.Ft + finished basement) family home with 4 BEDROOMS on the upper level, located in a peaceful, well-established, walkable neighbourhood. This home sits on a MASSIVE 60 x 92 foot lot, with a 2-car attached garage + driveway! This home is priced to reflect necessary updates that are required: a new roof, plumbing repairs, and other work that this home will require. This property presents an outstanding opportunity for buyers, renovators, or families who want to create their ideal home while securing one of the best values in the community. The main floor is spacious and flows exceptionally well, offering a formal sitting room at the front of the home and a formal dining room for entertaining. A cozy family room adjacent to the kitchen features patio doors that lead to a private deck and is anchored by a wood-burning fireplace, creating a warm gathering space for everyday living. The main floor laundry provides practical convenience. These well-laid-out rooms make the home easy to use and ideal for family life or hosting guests, complete with a main floor 2-pc powder room. Upstairs, the upper level offers FOUR generous bedrooms and two full bathrooms, highlighted by a large primary bedroom with a private ensuite. The fully finished basement, renovated in 2014, significantly expands the home's living footprint with a second large family room that includes a newer electric fireplace added in the basement to enhance ambience and comfort. The lower level also contains a three-piece bathroom, a dedicated office and a generous storage room suitable for seasonal items, hobby supplies or workshop needs. Mechanical systems have seen important updates: two high-efficiency furnaces and the hot water tank were replaced in 2014. The oversized attached garage is insulated and heated (garage heater works, but needs repai...

Bedroom 10.50 Ft x 9.33 Ft
4pc Bathroom 6.83 Ft x 6.92 Ft
4pc Bathroom 6.25 Ft x 6.83 Ft
Primary Bedroom 13.00 Ft x 11.92 Ft
Bedroom 11.58 Ft x 9.33 Ft
Bedroom 10.17 Ft x 9.58 Ft

Family room 16.00 Ft x 12.17 Ft
Kitchen 10.33 Ft x 11.42 Ft
Dining room 13.00 Ft x 11.33 Ft
Family room 16.83 Ft x 11.42 Ft
2pc Bathroom 5.25 Ft x 4.75 Ft
Laundry room 9.67 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
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3pc Bathroom 5.92 Ft x 9.08 Ft

Living room 16.42 Ft x 13.67 Ft