

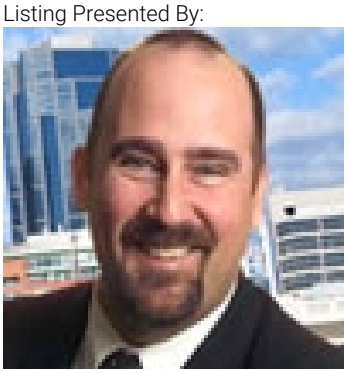
201 11 Avenue High River Alberta

$572,500

Welcome to 201 11 Avenue, a lovingly maintained bilevel home that has been cherished by the owner for over 30 years. This inviting residence beautifully blends comfort and originality, making it the perfect place to call home. As you enter, you'll be greeted by a spacious main living area filled with natural light from large windows. The generous living room flows seamlessly into the dedicated dining area, while the functional and spacious kitchen is perfect for culinary enthusiasts. The main floor features three comfortable bedrooms, including a primary with a convenient 2-piece ensuite. The home boasts several recent upgrades, including a newer metal roof and a recently replaced hot water tank, ensuring peace of mind for years to come. The partially finished basement is a blank canvas, with egress windows on three out of four walls that flood the space with light. This versatile area offers the potential for creative transformation, It also includes a finished 3-piece bathroom and provides direct access to the main floor. Step outside to discover a stunning backyard oasis, featuring a double-tiered deck that overlooks an expansive yard, perfect for outdoor gatherings. A lovingly maintained garden and blossoming fruit trees add to the charm of this outdoor space. Additional perks include an oversized double garage and ample RV parking available at the back of the property. The owner looks forward to enjoying one last summer in this beloved home before passing it on to the next fortunate owner. Don't miss out on this unique opportunity--book your showing with your favorite realtor today! (id:6769)

3pc Bathroom 8.75 Ft x 6.92 Ft
Kitchen 13.25 Ft x 9.67 Ft
Dining room 9.50 Ft x 9.33 Ft
Living room 14.33 Ft x 13.75 Ft
Breakfast 8.25 Ft x 6.92 Ft
Primary Bedroom 13.25 Ft x 11.17 Ft
Bedroom 10.33 Ft x 8.50 Ft
Bedroom 10.33 Ft x 8.92 Ft
2pc Bathroom 4.92 Ft x 4.33 Ft
4pc Bathroom 8.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.panchukpartnersrealty.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca