



## 30 4th Avenue High River Alberta

\$419,900

This 1022 square foot, 3-bedroom bungalow is situated on a quiet residential street, in walking distance to shopping, schools and our downtown core. On the main floor you will find a bright and spacious kitchen/dining area, with direct access to the private back yard. The kitchen has newer cabinets and counters, tile backsplash, and a convenient island. This level also has a large living room, two bedrooms, and a four-piece bathroom. The basement is fully finished with plenty of storage, 30'x19' rec room, third bedroom with two closets, and three-piece bathroom with a heated floor! The yard is fully fenced and has a very private back deck, mature landscaping and trees, and a firepit. As an added bonus, there is RV parking off the back lane that is separate from yard and is big enough to hold a 30' trailer. Please click the multimedia tab for an interactive virtual 3D tour and floor plans. (id:6769)

3pc Bathroom 10.92 Ft x 5.50 Ft

Bedroom 12.50 Ft x 9.75 Ft

Recreational, Games room 30.08 Ft x 19.75 Ft

Laundry room 14.83 Ft x 14.25 Ft

Storage 5.50 Ft x 3.58 Ft

Furnace 14.83 Ft x 14.25 Ft

4pc Bathroom 6.92 Ft x 6.08 Ft

Bedroom 11.42 Ft x 10.00 Ft

Primary Bedroom 12.17 Ft x 10.00 Ft

Dining room 14.67 Ft x 5.92 Ft

Foyer 14.42 Ft x 6.08 Ft

Eat in kitchen 14.67 Ft x 10.50 Ft

Living room 14.83 Ft x 14.42 Ft

Listing Presented By:



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RE/MAX Southern Realty

<http://jltrealestate.ca/>

**RE/MAX Realty Professionals**

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