



306 12 Avenue High River Alberta

\$734,900

Location, Location, Location!!! This 1393 sq. ft. bungalow home is located in the desired SW High River with south exposure, looking on to an open field and big blue skies! 4 +1 bedrooms with one currently being utilized as an office. This beautifully kept home has many extras but the real gem is the beautiful backyard. Park-like setting with well-thought out landscaping, trees, shrubs and the perennials are gorgeous! Concrete sidewalks, sitting areas, deck and patio, really accent this area that will want you grabbing your beverage and relaxing! Main floor has a spacious living and dining area off of the updated kitchen. Classy maple cupboards in the kitchen accent the stainless steel appliances. The Master bedroom is spacious and has a 2 piece ensuite and the 2nd bedroom is big enough for a king sized bed! Basement has a large family room, fitness area, one spacious bedroom and a smaller bedroom that would be a perfect hobby room. The large laundry room has upgraded washer and dryer and the room is big enough for additional storage. The double garage is over-sized in length, and has a workbench and working area. Water tank was replaced in 2023, most windows were replaced with Low E in 2007, basement windows were replaced in 2016, mid-guage metal roof was replaced in 2020, eavestrough and soffits were replaced in 2012. Wide back lane is a plus with this property, especially when you are parking your trailer or RV in the fenced back yard parking area. Back yard is fenced with entry gates. This property is a real beauty from every corner and is in one of the most desired areas of town! Spitzee School is a short walk away, as well as the hospital. View the foothills and mountain views from the front deck and while on "Happy Trails" walking paths that are right out the front door. Downtown shopping and other amenities are a short walk away. Take a look ...

Family room 20.58 Ft x 14.75 Ft

Recreational, Games room 27.42 Ft x 10.67 Ft

Bedroom 10.33 Ft x 7.58 Ft

Bedroom 10.67 Ft x 8.75 Ft

Laundry room 12.67 Ft x 11.67 Ft

Furnace 12.75 Ft x 4.17 Ft

Dining room 12.33 Ft x 10.67 Ft

Kitchen 12.00 Ft x 9.67 Ft

Office 10.00 Ft x 10.00 Ft

Primary Bedroom 13.00 Ft x 12.00 Ft

Bedroom 12.25 Ft x 12.00 Ft

Other 8.50 Ft x 4.58 Ft

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3pc Bathroom 7.33 Ft x 6.83 Ft

Other 8.75 Ft x 5.42 Ft

Living room 20.75 Ft x 13.00 Ft

4pc Bathroom 7.75 Ft x 7.00 Ft

2pc Bathroom 5.75 Ft x 4.50 Ft