



# 323 2 Avenue High River Alberta

\$419,900

You will not want to miss this turn-key SE Gem with HUGE revenue potential that's received recent renovations! This property is on a double lot, 2 fully contained units with a huge yard and a single garage. Ideal Rental property OR Live in one for almost free and rent out the other to pay down your mortgage! One suite is a 2 bedroom and 3 bathroom - the other illegal suite is a 2 bedroom 1 bathroom! This property was re-shingled in 2013, Siding and some new windows in 2000! The Furnace and Hot Water tank are both newer and plumbing has been upgraded! All appliances to be included for both units. Separate entrances...one front street the other back alley. Turn key R.O.I ...Give your favorite realtor a call today to book a showing on this one of a kind property! (id:6769)

Bedroom 3.71 M x 2.69 M  
3pc Bathroom Measurements not available  
3pc Bathroom Measurements not available  
Bedroom 2.26 M x 3.45 M  
Kitchen 2.62 M x 4.04 M  
Living room 3.58 M x 4.72 M

Bedroom 3.25 M x 3.45 M  
Bedroom 2.29 M x 2.90 M  
Living room 6.10 M x 3.25 M  
Other 4.09 M x 2.87 M  
2pc Bathroom Measurements not available  
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
CENTURY 21 FOOTHILLS REAL ESTATE

<http://www.century21.ca/patricia.seacrist>

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