

334 4 Avenue High River Alberta

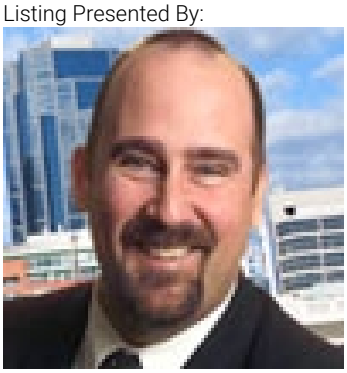
$450,000

HOME FOR THE HOLIDAYS. BEAUTIFULLY UPDATED home where Charming CHARACTER and WARMTH meet MODERN updates. You will be IMPRESSED the moment you arrive at this inviting home.The main level features a LARGE living room that will easily accommodate plenty of furniture. The NEWER country kitchen comes with a movable ISLAND , plenty of cabinets and counter space and and eating nook. 2 bedrooms and a full bathroom complete the main floor. Upstairs you'll find another bedroom , bathroom and BONUS room with a large BALCONY. The basement is finished with a large Rex/family room a bar area, a spacious laundry room, and plenty of storage. As you step outside, There is a DECK and a bar - perfect for entertaining and relaxing. There is also a separate patio area in Green space in the backyard.The OVERSIZED DOUBLE detached GARAGE 29.4x23.5. (686 sqft)(with a new door and opener)is a mechanic, woodworker or hobbiest dream, and there is also additional parking next to it.A few other updates include :New Roof 2024,Water Softener:2026,New Garage Door 2026,Property fencing 2023,Front & Back Door to house 2026 (Keyless entry),Carpet in two bedrooms: 2023, Furnace:2021. Unbeatable LOCATION within walking distance to downtown, shopping, parks, Happy Trails, all three levels of schools, and the newly renovated recreation centre. Exceptional VALUE don't miss out on this great home! (id:6769)

2pc Bathroom 4.42 Ft x 8.00 Ft
Family room 14.25 Ft x 11.58 Ft
Primary Bedroom 14.25 Ft x 10.67 Ft
Family room 7.92 Ft x 6.92 Ft
Laundry room 7.33 Ft x 13.92 Ft
Recreational, Games room 13.08 Ft x 13.83 Ft
Furnace 14.42 Ft x 6.50 Ft

5pc Bathroom 5.33 Ft x 13.92 Ft
Bedroom 9.92 Ft x 10.92 Ft
Bedroom 11.50 Ft x 10.92 Ft
Breakfast 7.92 Ft x 3.08 Ft
Kitchen 12.17 Ft x 16.75 Ft
Living room 16.08 Ft x 20.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

http://www.sallykrulis.ca/

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