



## 406 8 Avenue High River Alberta

\$489,900

Welcome to this beautifully updated four-bedroom home, offering over 2500 hundred square feet of living space. The main level combines comfort and style, featuring two spacious bedrooms, an upgraded, modern bathroom, a large dining room ,and a brand-new kitchen. The kitchen is beautifully lit by two large windows and is equipped with sleek countertops, ample counter space, brand new cabinets, upgraded appliances, as well as a walk-in pantry, making it perfect for your culinary adventures. The main level also offers a large living room with a grand bay window, bringing in even more natural light. Additionally, there is the convenience of upstairs laundry. Downstairs, you'll find two comfortable bedrooms, a stylish renovated bathroom, and a generous open area that can be easily serve as a cozy TV room, games area, or versatile bonus space. The basement also offers incredible flexibility with rough-plumbing and electrical for a future kitchen and laundry setup- making it ideal for a secondary suite, mother-in-law suite. A secondary suite would be subject to approval and permitting by the city/municipality. Outside, you'll find an attached, covered 300-square deck and oversized double-car garage with plenty of room for a workspace and extra storage. Located in a quiet neighborhood, this home blends timeless charm with modern conveniences. Call your Realtor to show. (id:6769)

Family room 20.50 Ft x 17.50 Ft

Bedroom 9.50 Ft x 10.67 Ft

Bedroom 10.50 Ft x 13.50 Ft

3pc Bathroom 6.00 Ft x 6.42 Ft

Other 9.08 Ft x 13.08 Ft

Kitchen 11.17 Ft x 13.58 Ft

Living room 14.50 Ft x 192.00 Ft

Dining room 9.08 Ft x 11.42 Ft

Primary Bedroom 11.25 Ft x 14.67 Ft

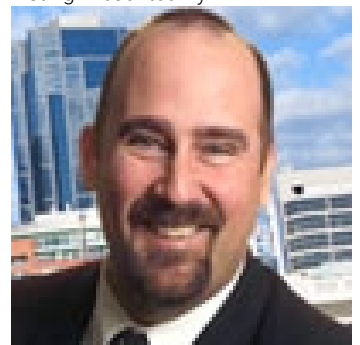
Bedroom 11.42 Ft x 12.00 Ft

Laundry room 7.75 Ft x 8.83 Ft

Other 4.67 Ft x 11.50 Ft

4pc Bathroom 5.67 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX Realty Professionals**

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

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