



# 426 8 Avenue High River Alberta

\$369,900

Seller has accepted a Conditional Offer on this property but is open to still allow viewings and back up offers. Lovely middle tri plex in SE High River which never flooded in 2013!!! Fully developed with 2.5 bathrooms, 3 bedrooms , open floor plan! 20 x 26 detached double garage. No maintenance back yard, and easy keeping front yard. Renovations include: 2012 new asphalt shingles, 2013 garage shingles replaced. 2014 replaced popcorn ceiling with knockdown finish, 2014 basement bathroom renoed, 2015 kitchen,2 bathrooms, flooring, paint all interior walls (new sub floor in kitchen) cabinet instal, butcher block counter top, new fridge, tile bathroom & kitchen floors, Old Mill Collection Antique Sienna oak engineered throughout main/second floor stairs. 2017 replaced rear deck with new staircase, new window wells in back. 2018 Front and back entrance doors + storm door in back.2019 Lennox ML195, T6 Thermostat, general humidifier. 2021 New dishwasher. 2021 All windows replaced main and second floor, triple pane 272LowE (Greenfox windows) 2022 Water softener brine tank. 2022 Furnace and vents serviced and cleaned. (id:6769)

Primary Bedroom 12.67 Ft x 15.00 Ft

Bedroom 9.33 Ft x 9.83 Ft

Bedroom 10.17 Ft x 12.17 Ft

4pc Bathroom Measurements not available

Family room 14.25 Ft x 19.50 Ft

Office 8.67 Ft x 8.67 Ft

3pc Bathroom Measurements not available

Storage 6.17 Ft x 9.00 Ft

Other 4.33 Ft x 7.50 Ft

Living room 10.83 Ft x 15.17 Ft

Dining room 8.00 Ft x 15.42 Ft

Kitchen 8.42 Ft x 10.42 Ft

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
CENTURY 21 FOOTHILLS REAL ESTATE

**RE/MAX Realty Professionals**

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

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