



## 50 8 Avenue High River Alberta

\$299,900

**\*\* RARE OPPORTUNITY TO OWN A FREEHOLD TOWNHOME WITH NO CONDO FEES! END UNIT! PRICED TO SELL! INVESTOR ALERT (amazing rental opportunity)! PET FRIENDLY! MONTHLY BILLS ONLY \$200/MONTH (on average per year).** Step into this beautifully upgraded 2-bedroom, 1.5-bath townhouse in the heart of High River! Offering over 1,200 square feet of developed living space, this home has been completely transformed with modern finishes and top-to-bottom updates, making it the perfect move-in-ready property. The main floor welcomes you with fresh paint, brand-new flooring (Lifeproof vinyl plank, scratch resistant and water proof), and upgraded light fixtures that illuminate the living and dining area. The kitchen boasts re-stained cabinets with under mount lighting, offering a stylish yet functional space for cooking and entertaining, as well as a pantry, new LG microwave and newer Samsung dishwasher. A half bath on this floor adds convenience for yourself and guests. Curl up in your spacious and inviting living room in front of the cozy fireplace during the cold winter months, and enjoy the warmth that the south facing windows provide. Downstairs, the two spacious bedrooms have been updated with new finishes, paint and flooring. The upgraded main bathroom features a luxurious rain shower, new toilet, and fixtures. This townhouse is packed with thoughtful upgrades, including a Sensi smart thermostat, Alfred smart lock for enhanced security, and a Blink doorbell camera. Outside, enjoy your morning coffee on the oversized new composite deck or relax in your yard, complete with a new cast iron fence. This home was fully remodelled in 2014, with everything replaced including the roof, electrical, plumbing, high efficiency furnace, water heater, most windows, and water softener. You can enjoy peace of mind knowing that the property has been completely redone and upgraded to current standar...

Bedroom 13.42 Ft x 10.75 Ft

Primary Bedroom 12.17 Ft x 10.75 Ft

4pc Bathroom 7.25 Ft x 6.08 Ft

Other 5.58 Ft x 2.83 Ft

Storage 6.17 Ft x 4.58 Ft

Laundry room 9.42 Ft x 7.33 Ft

Living room 16.92 Ft x 14.67 Ft

Kitchen 9.92 Ft x 9.50 Ft

Pantry 5.00 Ft x 2.83 Ft

Storage 6.17 Ft x 4.58 Ft

Dining room 10.92 Ft x 10.00 Ft

2pc Bathroom 7.42 Ft x 2.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Foyer 6.25 Ft x 3.50 Ft

Other 15.58 Ft x 9.75 Ft